

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

106/194 Manningham Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$510,000 & \$530,000

### Median sale price

Median price \$972,750 Property Type Unit Suburb Bulleen

Period - From 01/10/2024 to 31/12/2024 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	24/78 Manningham Rd BULLEEN 3105	\$540,000	13/01/2025
2	8/78 Manningham Rd BULLEEN 3105	\$575,000	28/11/2024
3	5/231 High St TEMPLESTOWE LOWER 3107	\$500,000	13/10/2024

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/03/2025 15:41



2 2 1

Property Type: Apartment  
Agent Comments

Indicative Selling Price  
\$510,000 - \$530,000  
Median Unit Price  
December quarter 2024: \$972,750

Comparable Properties



24/78 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

2 1 1

Price: \$540,000  
Method: Private Sale  
Date: 13/01/2025  
Property Type: Apartment



8/78 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000  
Method: Private Sale  
Date: 28/11/2024  
Property Type: Apartment



5/231 High St TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

2 2 1

Price: \$500,000  
Method: Private Sale  
Date: 13/10/2024  
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888



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