

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 208a/164 - 168 Manningham Road, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$525,000 & \$565,000

Median sale price

Median price \$622,650 Property Type Unit Suburb Bulleen

Period - From 18/02/2024 to 17/02/2025 Source Property Data

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	301/330 Manningham Rd DONCASTER 3108	\$567,000	11/12/2024
3	106/164 Manningham Rd BULLEEN 3105	\$510,000	27/08/2024

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: 18/02/2025 13:30

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Indicative Selling Price

\$525,000 - \$565,000

Median Unit Price

18/02/2024 - 17/02/2025: \$622,650



Property Type:

Agent Comments

Comparable Properties



24/78 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 13/01/2025

Property Type: Apartment



301/330 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$567,000

Method: Private Sale

Date: 11/12/2024

Property Type: Apartment



106/164 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 27/08/2024

Property Type: Apartment