

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 3/62-64 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$709,000

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 | 5/207 Manningham Rd TEMPLESTOWE LOWER 3107 | \$723,000 | 23/12/2024 |
| 2 | 1/3 Venn Mews TEMPLESTOWE LOWER 3107 | \$855,000 | 09/11/2024 |
| 3 | 2/62-64 Manningham Rd BULLEEN 3105 | \$760,000 | 30/07/2024 |

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:

26/02/2025 11:01



 2  1  1

Property Type: Townhouse (Res)

[Agent Comments](#)

Indicative Selling Price

\$709,000

Median Unit Price

December quarter 2024: \$972,750

Comparable Properties



5/207 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$723,000

Method: Private Sale

Date: 23/12/2024

Property Type: Townhouse (Res)



1/3 Venn Mews TEMPLESTOWE LOWER 3107 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$855,000

Method: Auction Sale

Date: 09/11/2024

Property Type: Unit

Land Size: 147 sqm approx



2/62-64 Manningham Rd BULLEEN 3105 (REI)

[Agent Comments](#)

 2  1  1

Price: \$760,000

Method: Private Sale

Date: 30/07/2024

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9842 8888