

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

1/66 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$850,000

&

\$930,000

Median sale price

Median price

\$1,081,500

Property Type

Unit

Suburb

Bulleen

Period - From

01/01/2025

to

31/03/2025

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	209 Manningham Rd TEMPLESTOWE LOWER 3107	\$920,000	17/04/2025
2	2/19 Gertrude St TEMPLESTOWE LOWER 3107	\$892,000	01/03/2025
3	1/3 Elizabeth St BULLEEN 3105	\$926,000	22/02/2025

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:

19/06/2025 13:22

1/66 Manningham Road, Bulleen Vic 3105



3 1 2

Rooms: 6
Property Type: Unit
Land Size: 238.873 sqm approx
Agent Comments

Indicative Selling Price
\$850,000 - \$930,000
Median Unit Price
March quarter 2025: \$1,081,500

Comparable Properties



209 Manningham Rd TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 1

Price: \$920,000
Method: Private Sale
Date: 17/04/2025
Property Type: House
Land Size: 350 sqm approx



2/19 Gertrude St TEMPLESTOWE LOWER 3107 (REI/VG) **Agent Comments**

3 2 1

Price: \$892,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit
Land Size: 174 sqm approx



1/3 Elizabeth St BULLEEN 3105 (REI/VG)

Agent Comments

3 2 2

Price: \$926,000
Method: Auction Sale
Date: 22/02/2025
Property Type: House (Res)
Land Size: 408 sqm approx

Account - Noel Jones | **P:** 03 98487888 | **F:** 03 98487472



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