

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

201/164 Manningham Road Bulleen Vic 3105

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)Single price

\$640,000

Median sale priceMedian price

\$800,000

Property type

Apartment

Suburb

Bulleen

Period - From

01/07/2025

to

30/09/2025

Source

REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 205B/170 Manningham Rd BULLEEN	\$ 640,000	31/07/2025
2. 102/164 Manningham Rd BULLEEN	\$ 615,000	22/10/2025
3. G05/164 Manningham Rd BULLEEN	\$ 665,000	07/06/2025

This Statement of Information was prepared on:

28/11/2025