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

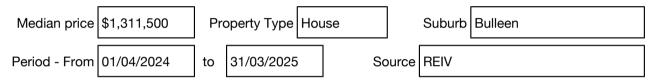
3/130 Manningham Road, Bulleen Vic 3105

Indicative selling price

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Single price \$980,000

Median sale price



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	3/233 Thompsons Rd TEMPLESTOWE LOWER 3107	\$935,000	08/02/2025
2	63 Waratah Dr TEMPLESTOWE LOWER 3107	\$1,040,000	30/12/2024
3	2/88 Rose Av TEMPLESTOWE LOWER 3107	\$925,000	26/11/2024

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:

31/05/2025 15:55









Property Type: House Agent Comments

Indicative Selling Price \$980,000 Median House Price Year ending March 2025: \$1,311,500

Comparable Properties

3/233 Thompsons Rd TEMPLESTOWE LOWER 3107 (VG) 3 3 3 - - -	Agent Comments
Price: \$935,000 Method: Sale Date: 08/02/2025 Property Type: Flat/Unit/Apartment (Res)	_
63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG) 3 2 2 2 Price: \$1,040,000 Method: Private Sale Date: 30/12/2024 Property Type: Townhouse (Single) Land Size: 301 sqm approx	Agent Comments
2/88 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG) 3 2 2 2 Price: \$925,000 Method: Private Sale Date: 26/11/2024 Property Type: Townhouse (Single) Land Size: 267 sqm approx	Agent Comments

Account - VICPROP | P: 03 8888 1011



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