

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

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

Single price

\$980,000

Median sale price

Median price

\$1,311,500

Property Type

House

Suburb

Bulleen

Period - From

01/04/2024

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	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



3 2 2

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)

Agent Comments

3 - -

Price: \$935,000
Method: Sale
Date: 08/02/2025
Property Type: Flat/Unit/Apartment (Res)



63 Waratah Dr TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000
Method: Private Sale
Date: 30/12/2024
Property Type: Townhouse (Single)
Land Size: 301 sqm approx



2/88 Rose Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

3 2 2

Price: \$925,000
Method: Private Sale
Date: 26/11/2024
Property Type: Townhouse (Single)
Land Size: 267 sqm approx