

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

301/170 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Bulleen

Period - From

01/07/2025

to

30/09/2025

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	2/14 Templestowe Rd BULLEEN 3105	\$640,000	01/08/2025
2	205B/170 Manningham Rd BULLEEN 3105	\$640,000	31/07/2025
3	G05/164 Manningham Rd BULLEEN 3105	\$665,000	07/06/2025

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:

09/10/2025 12:23



Property Type:
Agent Comments

Indicative Selling Price
\$630,000
Median Unit Price
September quarter 2025: \$800,000

Very unique apartment on top level with great northerly views and 2 car spots for a 2 bedroom apartment

Comparable Properties



2/14 Templestowe Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 01/08/2025
Property Type: Apartment



205B/170 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$640,000
Method: Private Sale
Date: 31/07/2025
Property Type: Apartment



G05/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$665,000
Method: Private Sale
Date: 07/06/2025
Property Type: Apartment

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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