Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	G03B/170 Manningham Road, Bulleen Vic 3105
Including suburb and	

Including suburb and postcode

Indicative selling price

Property offered for sale

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

Range between \$360,000 & \$396,000

Median sale price

Median price	\$800,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Address of comparable property		1 1100	Date of Sale
1	4/316 Manningham Rd DONCASTER 3108	\$369,550	03/09/2025
2	108/194 Manningham Rd BULLEEN 3105	\$367,000	22/05/2025
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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:	06/11/2025 12:30



Date of sale







Property Type:Agent Comments

Indicative Selling Price \$360,000 - \$396,000 Median Unit Price September quarter 2025: \$800,000

Comparable Properties



4/316 Manningham Rd DONCASTER 3108 (REI/VG)

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Price: \$369,550 **Method:** Private Sale **Date:** 03/09/2025

Property Type: Apartment

108/194 Manningham Rd BULLEEN 3105 (REI/VG)

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Price: \$367,000 **Method:** Private Sale **Date:** 22/05/2025

Property Type: Apartment

Agent Comments

Agent Comments

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.

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



