

# 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

G03B/170 Manningham Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$360,000

&

\$396,000

### 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 | 4/316 Manningham Rd DONCASTER 3108 | \$369,550 | 03/09/2025   |
| 2 | 108/194 Manningham Rd BULLEEN 3105 | \$367,000 | 22/05/2025   |
| 3 |                                    |           |              |

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



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) Agent Comments



Price: \$369,550  
Method: Private Sale  
Date: 03/09/2025  
Property Type: Apartment



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



Price: \$367,000  
Method: Private Sale  
Date: 22/05/2025  
Property Type: Apartment

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.