

# Statement of Information

## Multiple residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb or  
locality and postcode

01, 104 & 304/118 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) (\*Delete single price or range as applicable)

| Unit type or class<br>e.g. One bedroom units               | Single price |                  | Lower price |   | Higher price |
|------------------------------------------------------------|--------------|------------------|-------------|---|--------------|
| 01/118 Manningham Road,<br>Bulleen - 2 bed, 2 bath, 1 car  | \$750,000    | Or range between |             | & |              |
| 104/118 Manningham Road,<br>Bulleen - 2 bed, 2 bath, 1 car | \$835,000    | Or range between |             | & |              |
| 304/118 Manningham Road,<br>Bulleen - 2 bed, 2 bath, 1 car | \$850,000    | Or range between |             | & |              |
|                                                            |              | Or range between |             | & |              |
|                                                            |              | Or range between |             | & |              |

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$854,000

Suburb or locality Bulleen

Period - From 01/07/2025

to 30/06/2026

Source REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last 18 months, and located within five kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

|                                                        | Address of comparable unit | Price | Date of sale |
|--------------------------------------------------------|----------------------------|-------|--------------|
| 01/118 Manningham Road, Bulleen - 2 bed, 2 bath, 1 car |                            |       |              |
|                                                        |                            |       |              |
|                                                        |                            |       |              |

**Unit type or class**

e.g. One bedroom  
units

|                                                         | Address of comparable unit | Price | Date of sale |
|---------------------------------------------------------|----------------------------|-------|--------------|
| 104/118 Manningham Road, Bulleen - 2 bed, 2 bath, 1 car |                            |       |              |
|                                                         |                            |       |              |
|                                                         |                            |       |              |

**Unit type or class**

e.g. One bedroom  
units

|                                                         | Address of comparable unit | Price | Date of sale |
|---------------------------------------------------------|----------------------------|-------|--------------|
| 304/118 Manningham Road, Bulleen - 2 bed, 2 bath, 1 car |                            |       |              |
|                                                         |                            |       |              |
|                                                         |                            |       |              |

**Unit type or class**

e.g. One bedroom  
units

|  | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
|  |                            |       |              |
|  |                            |       |              |
|  |                            |       |              |

**Unit type or class**

e.g. One bedroom  
units

|  | Address of comparable unit | Price | Date of sale |
|--|----------------------------|-------|--------------|
|  |                            |       |              |
|  |                            |       |              |
|  |                            |       |              |

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.

This Statement of Information was prepared on:

24/07/2026 15:53