

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

110/164 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price

\$585,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Bulleen

Period - From

22/04/2025

to

21/04/2026

Source

Property Data

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	102/330 Manningham Rd DONCASTER 3108	\$570,000	14/03/2026
2	207/170 Manningham Rd BULLEEN 3105	\$490,000	27/02/2026
3	405/330 Manningham Rd DONCASTER 3108	\$555,000	17/01/2026

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:

22/04/2026 15:39



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$585,000

Median Unit Price

22/04/2025 - 21/04/2026: \$640,000

Comparable Properties



102/330 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 2  2  1

Price: \$570,000

Method: Private Sale

Date: 14/03/2026

Property Type: Apartment



207/170 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 2  2  1

Price: \$490,000

Method: Private Sale

Date: 27/02/2026

Property Type: Apartment



405/330 Manningham Rd DONCASTER 3108 (REI/VG)

Agent Comments

 2  2  1

Price: \$555,000

Method: Private Sale

Date: 17/01/2026

Property Type: Apartment

Account - Barry Plant | P: 03 9874 3355