

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$545,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$843,000

Property type

Unit

Suburb

Bulleen

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

### 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 6 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

102/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$570,000	15-Mar-26
207/170 MANNINGHAM ROAD BULLEEN VIC 3105	\$490,000	26-Feb-26
405/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$555,000	17-Jan-26

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 6 months.~~

This Statement of Information was prepared on: 04 May 2026

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**102/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price

<sup>RS</sup>

**\$570,000**

Sold Date

**15-Mar-26**

Distance

**1.64km**



**207/170 MANNINGHAM ROAD  
BULLEEN VIC 3105**

 2  2  1

Sold Price

**\$490,000**

Sold Date

**26-Feb-26**

Distance

**0km**



**405/330 MANNINGHAM ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price

**\$555,000**

Sold Date

**17-Jan-26**

Distance

**1.64km**

RS = Recent sale

UN = Undisclosed Sale

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