

# 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)

Range between \$490,000 & \$530,000

### Median sale price

Median price \$652,500 Property Type Unit Suburb Bulleen

Period - From 18/05/2025 to 17/05/2026 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: 18/05/2026 15:00



 2    2    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$490,000 - \$530,000

**Median Unit Price**

18/05/2025 - 17/05/2026: \$652,500

## 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/VG)**

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