

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

Range between \$480,000 & \$500,000

Median sale price

Median price \$936,000 Property Type Unit Suburb Bulleen

Period - From 01/01/2026 to 31/03/2026 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	207/170 Manningham Rd BULLEEN 3105	\$490,000	27/02/2026
2	405/330 Manningham Rd DONCASTER 3108	\$555,000	17/01/2026
3	110/164 Manningham Rd BULLEEN 3105	\$520,000	23/07/2021

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: 20/06/2026 16:54



 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$480,000 - \$500,000

Median Unit Price

March quarter 2026: \$936,000

Comparable Properties



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



110/164 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 2  2  1

Price: \$520,000

Method: Private Sale

Date: 23/07/2021

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888