

# 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

134 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,373,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 to 31/03/2025 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	30 Latrobe St BULLEEN 3105	\$1,112,500	14/04/2025
2	45 Summit Dr BULLEEN 3105	\$1,150,000	14/12/2024
3	38 Lincoln Dr BULLEEN 3105	\$1,100,000	28/11/2024

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:

17/04/2025 11:20



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**Property Type:** House  
**Land Size:** 670 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 March quarter 2025:  
 \$1,373,000

## Comparable Properties



**30 Latrobe St BULLEEN 3105 (REI)**

**Agent Comments**

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**Price:** \$1,112,500  
**Method:** Private Sale  
**Date:** 14/04/2025  
**Property Type:** House  
**Land Size:** 567 sqm approx

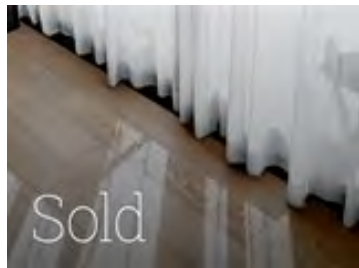


**45 Summit Dr BULLEEN 3105 (REI/VG)**

**Agent Comments**

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**Price:** \$1,150,000  
**Method:** Private Sale  
**Date:** 14/12/2024  
**Property Type:** House  
**Land Size:** 656 sqm approx



**38 Lincoln Dr BULLEEN 3105 (REI/VG)**

**Agent Comments**

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**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 28/11/2024  
**Property Type:** House  
**Land Size:** 604 sqm approx

**Account - Barry Plant** | P: 03 9842 8888