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	134 Manningham Road, Bulleen Vic 3105
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,100,000	&	\$1,200,000
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Median sale price

Median price	\$1,373,000	Pro	perty 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.

Ad	dress 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













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)

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



45 Summit Dr BULLEEN 3105 (REI/VG)

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Agent Comments

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)

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Price: \$1,100,000 Method: Private Sale Date: 28/11/2024 Property Type: House

Land Size: 604 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888





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