

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

56 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,305,000 Property Type House 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	60 Manningham Rd BULLEEN 3105	\$2,200,000	18/02/2026
2	308 Thompsons Rd TEMPLESTOWE LOWER 3107	\$2,200,000	13/02/2026
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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:

30/06/2026 15:29



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Property Type: House
Land Size: 971 sqm approx
Agent Comments

Indicative Selling Price
\$1,550,000 - \$1,650,000
Median House Price
March quarter 2026: \$1,305,000

Comparable Properties

60 Manningham Rd BULLEEN 3105 (VG)

Agent Comments

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Price: \$2,200,000
Method: Sale
Date: 18/02/2026
Property Type: Day Care Centre for Children
Land Size: 923 sqm approx



308 Thompsons Rd TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

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Price: \$2,200,000
Method: Sale
Date: 13/02/2026
Property Type: Car Wash
Land Size: 1520 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888