

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

1/131 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$800,000

Property Type

Unit

Suburb

Bulleen

Period - From

01/07/2025

to

30/09/2025

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	6/45 John St TEMPLESTOWE LOWER 3107	\$798,000	27/09/2025
2	2/20 Allen St BULLEEN 3105	\$800,000	23/08/2025
3	3/45 John St TEMPLESTOWE LOWER 3107	\$760,000	10/05/2025

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:

26/10/2025 14:32

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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

September quarter 2025: \$800,000



 2  1  1

Property Type: Unit

Land Size: 203 sqm approx

Agent Comments

Comparable Properties



6/45 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  1  2

Price: \$798,000

Method: Private Sale

Date: 27/09/2025

Property Type: Unit



2/20 Allen St BULLEEN 3105 (REI)

Agent Comments

 2  1  2

Price: \$800,000

Method: Auction Sale

Date: 23/08/2025

Property Type: Unit

Land Size: 215 sqm approx



3/45 John St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 2  1  2

Price: \$760,000

Method: Auction Sale

Date: 10/05/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888