

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 g2/170 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Bulleen

Period - From 05/05/2025 to 04/05/2026 Source Property Data

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	102/330 Manningham Rd DONCASTER 3108	\$570,000	14/03/2026
2	207/170 Manningham Rd BULLEEN 3105	\$490,000	27/02/2026
3	39/78 Manningham Rd BULLEEN 3105	\$522,500	19/01/2026

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: 05/05/2026 09:25

Stasi Adgemis

03 9842 1188

0401 640 853

sadgemis@woodards.com.au

Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

05/05/2025 - 04/05/2026: \$640,000

**Property Type:**

Agent Comments

Comparable Properties

**102/330 Manningham Rd DONCASTER 3108 (REI)**

Agent Comments

Price: \$570,000**Method:** Private Sale**Date:** 14/03/2026**Property Type:** Apartment**207/170 Manningham Rd BULLEEN 3105 (REI/VG)**

Agent Comments

Price: \$490,000**Method:** Private Sale**Date:** 27/02/2026**Property Type:** Apartment**39/78 Manningham Rd BULLEEN 3105 (REI/VG)**

Agent Comments

Price: \$522,500**Method:** Private Sale**Date:** 19/01/2026**Property Type:** Apartment

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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