

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

205B/170 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$635,000

&

\$665,000

Median sale price

Median price \$820,000

Property Type Unit

Suburb Bulleen

Period - From 01/04/2025

to 30/06/2025

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	5/164 Manningham Rd BULLEEN 3105	\$665,000	07/06/2025
2	301A/164 Manningham Rd BULLEEN 3105	\$820,000	12/05/2025
3			

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:

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Indicative Selling Price

\$635,000 - \$665,000

Median Unit Price

June quarter 2025: \$820,000



 3  2  2

Property Type: Apartment

Agent Comments

Comparable Properties



5/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$665,000

Method: Private Sale

Date: 07/06/2025

Property Type: Apartment



301A/164 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

 3  2  2

Price: \$820,000

Method: Private Sale

Date: 12/05/2025

Property Type: Apartment

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