

# 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

108/164 Manningham Road, Bulleen Vic 3105

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$600,000

### Median sale price

Median price \$824,000 Property Type Unit Suburb Bulleen

Period - From 01/04/2024 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.~~

	Address of comparable property	Price	Date of sale
1	201/330 Manningham Rd DONCASTER 3108	\$541,000	27/02/2025
2	504/330 Manningham Rd DONCASTER 3108	\$590,000	06/02/2025
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: 10/06/2025 10:34

108/164 Manningham Road, Bulleen Vic 3105

**Jellis  
Craig**

Frank Perri

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**Indicative Selling Price**

\$570,000 - \$600,000

**Median Unit Price**

Year ending March 2025: \$824,000



 2  2  1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**201/330 Manningham Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$541,000

**Method:** Private Sale

**Date:** 27/02/2025

**Property Type:** Apartment



**504/330 Manningham Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 06/02/2025

**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** - Jellis Craig | P: 03 8841 4888



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