

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

109/164 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Single price \$559,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Bulleen

Period - From 01/10/2025

to 31/12/2025

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 | 39/78 Manningham Rd BULLEEN 3105 | \$522,500 | 19/01/2026 |
| 2 | 108/164 Manningham Rd BULLEEN 3105 | \$560,000 | 15/10/2025 |
| 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:

11/03/2026 14:30

Tony Tuccitto

8841 4888

0407 144 390

tonytuccitto@jellisrcraig.com.au

Indicative Selling Price

\$559,000

Median Unit Price

December quarter 2025: \$795,000



 2  2  1

Property Type: Apartment

Agent Comments

Comparable Properties



39/78 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 2  1  2

Price: \$522,500

Method: Private Sale

Date: 19/01/2026

Property Type: Apartment



108/164 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

 2  2  1

Price: \$560,000

Method: Private Sale

Date: 15/10/2025

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