

# 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

4/62 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

\$850,000

&

\$930,000

### Median sale price

Median price

\$1,380,000

Property Type

House

Suburb

Bulleen

Period - From

01/01/2025

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	3/17 Howitt Dr TEMPLESTOWE LOWER 3107	\$909,000	14/02/2026
2	3/102-106 Thompsons Rd BULLEEN 3105	\$854,000	17/01/2026
3	15 Kenneth St BULLEEN 3105	\$960,000	20/12/2025

**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:

17/02/2026 16:26

Nicole Qiu  
8841 4888

0422 419 357

nicoleqiu@jelliscraig.com.au

**Indicative Selling Price**

\$850,000 - \$930,000

**Median House Price**

Year ending December 2025: \$1,380,000



4   2   2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



3/17 Howitt Dr TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

3   2   2

**Price:** \$909,000

**Method:** Private Sale

**Date:** 14/02/2026

**Property Type:** Townhouse (Single)



3/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

3   2   1

**Price:** \$854,000

**Method:** Private Sale

**Date:** 17/01/2026

**Property Type:** Townhouse (Res)

**Land Size:** 160 sqm approx



15 Kenneth St BULLEEN 3105 (REI)

Agent Comments

4   2   1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 20/12/2025

**Property Type:** Townhouse (Res)

**Land Size:** 255 sqm approx

Account - Jellis Craig | P: 03 8841 4888