

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 201/164 Manningham Road Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$639,000

Median sale price

Median price \$800,000 Property type Apartment Suburb Bulleen

Period - From 01/07/2025 to 30/09/2025 Source REIV

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 205B/170 Manningham Rd BULLEEN	\$ 640,000	31/07/2025
2. 102/164 Manningham Rd BULLEEN	\$ 615,000	22/10/2025
3. G05/164 Manningham Rd BULLEEN	\$ 665,000	07/06/2025

This Statement of Information was prepared on: 28/11/2025