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

Range between $520,000 & $560,000

Median sale price

Median price $859,500 Property Type Unit Suburb Bulleen

Period - From 01/10/2024 to 30/09/2025 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	208/164 Manningham Rd BULLEEN 3105	$488,000	29/04/2025
2	202/164 Manningham Rd BULLEEN 3105	$500,000	06/05/2025
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: 06/10/2025 11:18

108/164 Manningham Road, Bulleen Vic 3105

JellisCraig

Frank Perri
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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
Year ending September 2025: $859,500

Comparable Properties



208/164 Manningham Rd BULLEEN 3105 (REI/VG)

2 2 1

Price: $488,000
Method: Private Sale
Date: 29/04/2025
Property Type: Unit

Agent Comments



202/164 Manningham Rd BULLEEN 3105 (REI/VG)

2 2 1

Price: $500,000
Method: Private Sale
Date: 06/05/2025
Property Type: Unit

Agent Comments

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.

REIV THE DIFFERENCE

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