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	153 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between $950,000 & $1,045,000

Median sale price

Median price $1,350,000 Property Type House Suburb Bulleen

Period - From 01/07/2024 to 30/06/2025 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	26 Glenda St DONCASTER 3108	$1,073,000	29/05/2025
2	113 Willow Bnd BULLEEN 3105	$915,000	10/05/2025
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: 07/08/2025 13:44

153 Manningham Road, Bulleen Vic 3105

JellisCraig



3 2 3

Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$950,000 - $1,045,000
Median House Price
Year ending June 2025: $1,350,000

Comparable Properties



26 Glenda St DONCASTER 3108 (VG)

3 - -

Price: $1,073,000
Method: Sale
Date: 29/05/2025
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



113 Willow Bnd BULLEEN 3105 (REI/VG)

3 1 2

Price: $915,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 746 sqm approx

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.

Account - Jellis Craig | P: 03 9428 3333

REIV THE DIFFERENCE | propertydata.com.au

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