

# 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 303B/170 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 \$610,000 & \$650,000

### Median sale price

Median price \$822,500 Property Type Unit Suburb Bulleen

Period - From 01/04/2025 to 31/03/2026 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	205/170 Bulleen Rd BULLEEN 3105	\$710,000	23/04/2026
2	102/330 Manningham Rd DONCASTER 3108	\$570,000	14/03/2026
3	202/330 Manningham Rd DONCASTER 3108	\$620,000	08/11/2025

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: 04/05/2026 16:11



 2   
  2   
  2

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$610,000 - \$650,000

**Median Unit Price**

Year ending March 2026: \$822,500

## Comparable Properties



**205/170 Bulleen Rd BULLEEN 3105 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$710,000

**Method:** Private Sale

**Date:** 23/04/2026

**Property Type:** Apartment



**102/330 Manningham Rd DONCASTER 3108 (REI)**

Agent Comments

 2   
  2   
  1

**Price:** \$570,000

**Method:** Private Sale

**Date:** 14/03/2026

**Property Type:** Apartment



**202/330 Manningham Rd DONCASTER 3108 (REI/VG)**

Agent Comments

 2   
  2   
  -

**Price:** \$620,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** Apartment

**Account - Harcourts Manningham** | P: 03 9842 8000