

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

Range between \$580,000 & \$620,000

Median sale price

Median price \$640,000 Property Type Unit Suburb Bulleen

Period - From 25/06/2025 to 24/06/2026 Source Property Data

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	8/316 Manningham Rd DONCASTER 3108	\$620,000	04/06/2026
2	36/78 Manningham Rd BULLEEN 3105	\$590,000	03/06/2026
3	104/2 Foote St TEMPLESTOWE LOWER 3107	\$680,000	27/01/2026

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: 25/06/2026 10:02



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

25/06/2025 - 24/06/2026: \$640,000

Comparable Properties



8/316 Manningham Rd DONCASTER 3108 (REI)

Agent Comments

 2
  2
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Price: \$620,000

Method: Private Sale

Date: 04/06/2026

Property Type: Apartment



36/78 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

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  1

Price: \$590,000

Method: Private Sale

Date: 03/06/2026

Property Type: Apartment

104/2 Foote St TEMPLESTOWE LOWER 3107 (VG)

Agent Comments

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Price: \$680,000

Method: Sale

Date: 27/01/2026

Property Type: Strata Unit/Flat

Account - Harcourts Manningham | P: 03 9842 8000



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