

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

204/194 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

or range
between

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$843,000

Property type

Unit

Suburb

Bulleen

Period-from

01 Apr 2025

to

31 Mar 2026

Source

Cotality

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 6 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

102/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$570,000	15-Mar-26
405/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$555,000	17-Jan-26
302/399 MANNINGHAM ROAD DONCASTER VIC 3108	\$620,000	30-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 24 April 2026



**102/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

^{RS}

\$570,000

Sold Date

15-Mar-26

Distance

1.35km



**405/330 MANNINGHAM ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$555,000

Sold Date

17-Jan-26

Distance

1.35km



**302/399 MANNINGHAM ROAD
DONCASTER VIC 3108**

2 2 1

Sold Price

\$620,000

Sold Date

30-Oct-25

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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