

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Bulleen

Period-from

01 Jun 2025

to

31 May 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

207/170 MANNINGHAM ROAD BULLEEN VIC 3105	\$490,000	26-Feb-26
405/330 MANNINGHAM ROAD DONCASTER VIC 3108	\$555,000	17-Jan-26
24/316 MANNINGHAM ROAD DONCASTER VIC 3108	\$552,000	03-Jun-26

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: 16 June 2026



**207/170 MANNINGHAM ROAD  
BULLEEN VIC 3105**

 2  2  1

Sold Price **\$490,000** Sold Date **26-Feb-26**

Distance **0.3km**



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

 2  2  1

Sold Price **\$555,000** Sold Date **17-Jan-26**

Distance **1.35km**



**24/316 MANNINGHAM ROAD  
DONCASTER VIC 3108**

 2  2  1

Sold Price <sup>RS</sup> **\$552,000** <sup>UN</sup> Sold Date **03-Jun-26**

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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