

# 48Statement 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

209A / 164 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 \$550,000

\$570,000

### Median sale price

Median price

\$615,000

Property type

Apartment

Suburb

Bulleen VIC 3105

Period - From

1 May 2025

to

30 April  
2026

Source

REA

### 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
405/330 Manningham Road, Doncaster, Vic 3108	\$555,000	17 Jan 2026
102/330 Manningham Road, Doncaster, Vic 3108	\$570,000	15 Mar 2026
39/78 Manningham Road, Bulleen, Vic 3105	\$522,500	19 Jan 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: 26/5/2026 14:45