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	G4/164 Manningham Road, Bulleen, Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $490,000 & $530,000

Median sale price

Median price $932,000 Property type *Unit* Suburb Bulleen

Period - From 01/02/2026 to 30/04/2026 Source PropTrack

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
202/164 Manningham Rd, Bulleen, VIC 3105	$475,000	01/03/2026
206B/170 Manningham Road, Bulleen, VIC 3105	$470,000	17/03/2026
207/170 Manningham Road, Bulleen, VIC 3105	$490,000	27/02/2026

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: 05/05/2026