

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

172 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,380,000 Property Type House Suburb Bulleen

Period - From 01/01/2025 to 31/12/2025 Source REIV

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	142 Thompsons Rd BULLEEN 3105	\$1,150,000	08/12/2025
2	7 Kathleen Gr BULLEEN 3105	\$1,160,000	06/09/2025
3	153 Manningham Rd BULLEEN 3105	\$1,120,000	30/08/2025

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:

26/03/2026 17:57



 3
  1
  2

Property Type: House
Land Size: 769 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,250,000 - \$1,350,000
Median House Price
 Year ending December 2025: \$1,380,000

Comparable Properties



142 Thompsons Rd BULLEEN 3105 (REI/VG)

Agent Comments

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  4

Price: \$1,150,000
Method: Private Sale
Date: 08/12/2025
Property Type: House (Res)
Land Size: 747 sqm approx



7 Kathleen Gr BULLEEN 3105 (REI/VG)

Agent Comments

 3
  1
  2

Price: \$1,160,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 645 sqm approx



153 Manningham Rd BULLEEN 3105 (REI/VG)

Agent Comments

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  2
  3

Price: \$1,120,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 669 sqm approx

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