

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 74 Manningham Road, Bulleen Vic 3105

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

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	46 Furneaux Gr BULLEEN 3105	\$1,250,000	20/02/2026
2	105 Swanston St TEMPLESTOWE LOWER 3107	\$1,160,000	14/02/2026
3	6 Mincha Av TEMPLESTOWE LOWER 3107	\$1,085,000	29/11/2025

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: 16/03/2026 14:14



 4
  2
  2

Property Type: House
Land Size: 688 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,100,000 - \$1,200,000
Median House Price
 Year ending December 2025: \$1,380,000

Comparable Properties



46 Furneaux Gr BULLEEN 3105 (REI)

Agent Comments

 4
  3
  2

Price: \$1,250,000
Method: Sold Before Auction
Date: 20/02/2026
Property Type: House (Res)
Land Size: 688 sqm approx

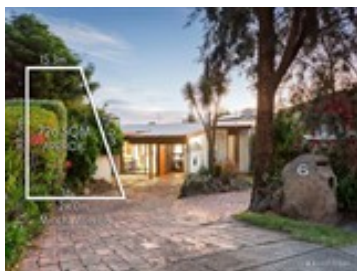


105 Swanston St TEMPLESTOWE LOWER 3107 (REI)

Agent Comments

 4
  1
  1

Price: \$1,160,000
Method: Auction Sale
Date: 14/02/2026
Rooms: 5
Property Type: House (Res)
Land Size: 655 sqm approx



6 Mincha Av TEMPLESTOWE LOWER 3107 (REI/VG)

Agent Comments

 4
  1
  4

Price: \$1,085,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 726 sqm approx

Account - VICPROP | P: 03 8888 1011