

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

53 MANNINGHAM ROAD BULLEEN VIC 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,307,500

Property type

House

Suburb

Bulleen

Period-from

01 Sep 2024

to

31 Aug 2025

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

61 HODGSON STREET TEMPLESTOWE LOWER VIC 3107	\$1,420,000	03-May-25
6 GILBERT STREET BULLEEN VIC 3105	\$1,497,000	17-May-25
146 AYR STREET DONCASTER VIC 3108	\$1,357,000	23-May-25

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: 22 September 2025



61 HODGSON STREET TEMPLESTOWE LOWER VIC 3107

3 1 2

Sold Price **\$1,420,000** Sold Date **03-May-25**

Distance **1.45km**



6 GILBERT STREET BULLEEN VIC 3105

3 1 2

Sold Price **\$1,497,000** Sold Date **17-May-25**

Distance **1.66km**



146 AYR STREET DONCASTER VIC 3108

3 1 2

Sold Price **\$1,357,000** Sold Date **23-May-25**

Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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