

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

7/5 Montgomery Place, Bulleen Vic 3105

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb Bulleen

Period - From 14/07/2025 to 13/07/2026 Source Property Data

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	7/116 Manningham Rd BULLEEN 3105	\$808,000	20/06/2026
2	3/5 Montgomery PI BULLEEN 3105	\$935,000	22/01/2026
3	3/102-106 Thompsons Rd BULLEEN 3105	\$854,000	17/01/2026

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:

14/07/2026 12:51



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Property Type: Townhouse
Land Size: 1266 sqm approx
Agent Comments

Indicative Selling Price
\$740,000 - \$810,000
Median Townhouse Price
14/07/2025 - 13/07/2026: \$1,160,000

Comparable Properties



7/116 Manningham Rd BULLEEN 3105 (REI)

Agent Comments

3 2 2

Price: \$808,000
Method: Private Sale
Date: 20/06/2026
Property Type: Townhouse (Res)

3/5 Montgomery Pl BULLEEN 3105 (VG)

Agent Comments

3 - -

Price: \$935,000
Method: Sale
Date: 22/01/2026
Property Type: Strata Unit/Flat



3/102-106 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments

3 2 1

Price: \$854,000
Method: Private Sale
Date: 17/01/2026
Property Type: Townhouse (Res)
Land Size: 160 sqm approx