

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

1 MUSTER STREET MANOR LAKES VIC 3024

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

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,900

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2024

to

31 Jul 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

22 HAZELNUT ROAD MANOR LAKES VIC 3024	\$764,500	27-Jul-24
10 GAMESLEY AVENUE WERRIBEE VIC 3030	\$745,000	28-Jul-25
6 ELTHAM PARADE MANOR LAKES VIC 3024	\$755,000	24-Aug-24

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: 11 August 2025


22 HAZELNUT ROAD MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$764,500

Sold Date

27-Jul-24

Distance

0.73km

10 GAMESLEY AVENUE WERRIBEE VIC 3030

 4
  2
  2

Sold Price

^{RS} **\$745,000**

Sold Date

28-Jul-25

Distance

4.88km

6 ELTHAM PARADE MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$755,000

Sold Date

24-Aug-24

Distance

0.97km
RS = Recent sale

UN = Undisclosed Sale

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