

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12 NARMBOOL STREET MANIFOLD HEIGHTS VIC 3218

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

\$2,000,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,265,000

Property type

House

Suburb

Manifold Heights

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

4 NARMBOOL STREET MANIFOLD HEIGHTS VIC 3218	\$2,125,000	07-Sep-24
33 BOSTOCK AVENUE MANIFOLD HEIGHTS VIC 3218	\$3,200,000	30-Jul-24
30 ORR STREET MANIFOLD HEIGHTS VIC 3218	\$1,638,000	13-Jun-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 19 May 2025



4 NARMBOOL STREET MANIFOLD HEIGHTS VIC 3218

 5  4  5

Sold Price

\$2,125,000

Sold Date

07-Sep-24

Distance

0.06km



33 BOSTOCK AVENUE MANIFOLD HEIGHTS VIC 3218

 5  5  -

Sold Price

\$3,200,000

Sold Date

30-Jul-24

Distance

0.12km



30 ORR STREET MANIFOLD HEIGHTS VIC 3218

 4  2  2

Sold Price

\$1,638,000

Sold Date

13-Jun-24

Distance

0.18km

RS = Recent sale

UN = Undisclosed Sale

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