

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

17 BAINBRIDGE ROAD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$376,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

43 DRYANDRA STREET MANOR LAKES VIC 3024

\$645,000

12-Jun-25

10 ALKINGTON WAY WERRIBEE VIC 3030

\$666,000

03-May-25

LOT 1324 CANDELO WAY TARNEIT VIC 3029

\$665,000

06-Feb-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: 09 July 2025



**43 DRYANDRA STREET MANOR
LAKES VIC 3024**

4 2 2

Sold Price

^{RS}

\$645,000

Sold Date

12-Jun-25

Distance

2.46km



**10 ALKINGTON WAY WERRIBEE
VIC 3030**

4 2 2

Sold Price

\$666,000

Sold Date

03-May-25

Distance

4.65km



**LOT 1324 CANDELO WAY TARNEIT
VIC 3029**

4 2 2

Sold Price

\$665,000

Sold Date

06-Feb-25

Distance

4.91km

RS = Recent sale

UN = Undisclosed Sale

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