

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

2 ELBRIDGE 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2024

to

30 Sep 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

5 GRANVILLE STREET MANOR LAKES VIC 3024	\$674,900	23-Jun-25
10 GRANVILLE STREET MANOR LAKES VIC 3024	\$689,900	26-Aug-25
70 MAYWOOD ROAD MANOR LAKES VIC 3024	\$674,900	02-Jun-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: 03 October 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



5 GRANVILLE STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

\$674,900

Sold Date

23-Jun-25

Distance

0.34km



10 GRANVILLE STREET MANOR LAKES VIC 3024

4 2 -

Sold Price

\$689,900

Sold Date

26-Aug-25

Distance

0.37km



70 MAYWOOD ROAD MANOR LAKES VIC 3024

4 - -

Sold Price

\$674,900

Sold Date

02-Jun-25

Distance

0.38km

RS = Recent sale

UN = Undisclosed Sale

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