

## 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

21 BERTIE STREET MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2024

to

31 Oct 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

9 DEWBERRY STREET MANOR LAKES VIC 3024	\$750,000	31-Oct-25
3 LOGANBERRY ROAD MANOR LAKES VIC 3024	\$735,000	10-Sep-25
32 HOLYOAKE PARADE MANOR LAKES VIC 3024	\$745,000	24-Oct-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: 06 November 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 9 DEWBERRY STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price <sup>RS</sup> **\$750,000** <sup>UN</sup> Sold Date **31-Oct-25**

Distance **0.26km**



## 3 LOGANBERRY ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$735,000** Sold Date **10-Sep-25**

Distance **0.29km**



## 32 HOLYOAKE PARADE MANOR LAKES VIC 3024

 4  2  2

Sold Price <sup>RS</sup> **\$745,000** Sold Date **24-Oct-25**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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