

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 25 Leichardt Drive, Manor Lakes

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 \$730,000 & \$760,000

Median sale price

(*Delete house or unit as applicable)

Median price \$660,000 *House ☒ *Unit ☐ Suburb MANOR LAKES

Period - From Dec 2024 to June 2025 Source REIV

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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
6 Jaffa Road, Manor Lakes	\$760,000	13 th June 2025
4 Gembrook Street, Manor Lakes	\$770,000	7 th Feb 2025
151 Greens Road, Wyndham Vale	\$715,000	17 th April 2025

Property data source: Corelogic.com.au. Generated on 16th June 2025.