

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

26 MURRUMBIDGEE STREET 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

\$620,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,900

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2024

to

31 Jul 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

33 FINSBURY CRESCENT MANOR LAKES VIC 3024	\$630,000	24-Jun-25
1155 ISON ROAD MANOR LAKES VIC 3024	\$623,000	15-Jun-25
7 NUTMEG PARADE MANOR LAKES VIC 3024	\$625,000	16-Aug-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: 21 August 2025



33 FINSBURY CRESCENT MANOR LAKES VIC 3024

5 2 2

Sold Price

\$630,000

Sold Date

24-Jun-25

Distance

0.37km



1155 ISON ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

\$623,000

Sold Date

15-Jun-25

Distance

0.51km



7 NUTMEG PARADE MANOR LAKES VIC 3024

4 2 2

Sold Price

^{RS} **\$625,000**

Sold Date

16-Aug-25

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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