

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

3 FIG 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2025

to

31 Jul 2026

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

3 NEAGH STREET MANOR LAKES VIC 3024	\$710,000	07-Jul-26
33 RONDO DRIVE MANOR LAKES VIC 3024	\$725,000	27-Mar-26
15 GAIRDNER STREET MANOR LAKES VIC 3024	\$765,000	13-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: 13 August 2026

**3 NEAGH STREET MANOR LAKES
VIC 3024**

4 2 2

Sold Price

^{RS} **\$710,000** Sold Date **07-Jul-26**Distance **0.15km****33 RONDO DRIVE MANOR LAKES
VIC 3024**

4 2 2

Sold Price

\$725,000 Sold Date **27-Mar-26**Distance **0.18km****15 GAIRDNER STREET MANOR
LAKES VIC 3024**

4 2 2

Sold Price

\$765,000 Sold Date **13-Oct-25**Distance **0.25km****RS** = Recent sale**UN** = Undisclosed Sale

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