

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 42 Yellow Gum Way, Manor Lakes, VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$600,000

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\$650,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

Manor Lakes (3024)

Period - From

01/12/2024

to

30/11/2025

Source

Cotality

Comparable property sales

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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 FORTESCUE BOULEVARD, MANOR LAKES VIC 3024	\$650,000	22/09/2025
15 GUNGURRA GROVE, WYNDHAM VALE VIC 3024	\$610,000	26/06/2025
22 STORKBILL ROAD, WYNDHAM VALE VIC 3024	\$635,000	27/08/2025

This Statement of Information was prepared on: 01/12/2025