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	4D EILDON AVENUE, Manor Lakes, VIC 3024

Indicative selling price

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

Single Price	$685,000

Median sale price

Median price	NA	Property Type	Townhouse	Suburb	Manor Lakes (3024)
Period - From	01/01/2025	to	31/12/2025	Source	CoreLogic

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

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
96 HOLYOAKE PARADE, MANOR LAKES VIC 3024	$674,900	30/10/2025
14 TAHINI WALK, MANOR LAKES VIC 3024	$674,900	12/09/2025
57 TREEVE PARKWAY, WERRIBEE VIC 3030	$679,000	02/12/2025

This Statement of Information was prepared on: 30/01/2026