

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

5 NEAGH 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

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2024

to

30 Sep 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

8 GAIRDNER STREET MANOR LAKES VIC 3024	\$815,000	13-Jun-25
5 TRUFFLE CIRCUIT MANOR LAKES VIC 3024	\$870,000	19-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: 09 October 2025



8 GAIRDNER STREET MANOR
LAKES VIC 3024

4 2 2

Sold Price **\$815,000** Sold Date **13-Jun-25**

Distance **0.15km**



5 TRUFFLE CIRCUIT MANOR
LAKES VIC 3024

5 2 2

Sold Price **\$870,000** Sold Date **19-Aug-25**

Distance **1.88km**

RS = Recent sale UN = Undisclosed Sale

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