

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 PEPITA CRESCENT 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

\$665,000

&

\$695,000

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

9 SEMOLINA STREET MANOR LAKES VIC 3024	\$695,000	08-Jul-25
17 RICOTTA ROAD MANOR LAKES VIC 3024	\$683,000	19-Jun-25
22 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024	\$695,000	23-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: 28 August 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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9 SEMOLINA STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS}

\$695,000

Sold Date

08-Jul-25

Distance

0.35km



17 RICOTTA ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$683,000

Sold Date

19-Jun-25

Distance

0.41km



22 BUTTERSCOTCH ESPLANADE MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS}

\$695,000

Sold Date

23-Aug-25

Distance

0.5km

RS = Recent sale

UN = Undisclosed Sale

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