

## 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

53 MININDEE ROAD MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2025

to

31 Dec 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

7 WALLAMAN STREET MANOR LAKES VIC 3024	\$755,000	01-Oct-25
123 EUREKA DRIVE MANOR LAKES VIC 3024	\$750,000	14-Jan-26
77 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024	\$742,500	20-Sep-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: 23 January 2026

# Mahesh Krishna

LICENSED ESTATE AGENT

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## 7 WALLAMAN STREET MANOR LAKES VIC 3024

 4  2  4

Sold Price

**\$755,000**

Sold Date

**01-Oct-25**

Distance

**0.35km**



## 123 EUREKA DRIVE MANOR LAKES VIC 3024

 4  3  2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date

**14-Jan-26**

Distance

**0.45km**



## 77 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024

 6  2  2

Sold Price

**\$742,500**

Sold Date

**20-Sep-25**

Distance

**0.62km**

RS = Recent sale

UN = Undisclosed Sale

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