

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

6 CLEMATIS 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

\$650,000

&

\$680,000

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

3 CLEMATIS CRESCENT MANOR LAKES VIC 3024	\$666,760	08-Oct-25
14 FIELD STREET MANOR LAKES VIC 3024	\$670,000	19-Aug-25
185 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024	\$675,000	08-Oct-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: 17 October 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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3 CLEMATIS CRESCENT MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS}

\$666,760

Sold Date

08-Oct-25

Distance

0.05km



14 FIELD STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$670,000

Sold Date

19-Aug-25

Distance

0.37km



185 MANOR LAKES BOULEVARD MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS}

\$675,000

Sold Date

08-Oct-25

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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