

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

7 TENAX WALK 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	\$600,000	&	\$650,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$640,000	Property type	House	Suburb	Manor Lakes
Period-from	01 Nov 2024	to	31 Oct 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
36 YELLOW GUM WAY MANOR LAKES VIC 3024	\$600,000	26-Sep-25
3 LYSTERFIELD WALK MANOR LAKES VIC 3024	\$635,000	09-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: 27 November 2025



**36 YELLOW GUM WAY MANOR
LAKES VIC 3024**

4 2 2

Sold Price

\$600,000 Sold Date **26-Sep-25**

Distance **0.12km**



**3 LYSTERFIELD WALK MANOR
LAKES VIC 3024**

4 2 2

Sold Price

RS \$635,000 Sold Date **09-Oct-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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