

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### 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

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 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

<sup>RS</sup> **\$635,000**

Sold Date

**09-Oct-25**

Distance

**0.52km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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