### 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

8 KANTO COURT 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	\$630,000	&	\$660,000
3	between	, ,		, , , , , , , , , , , , , , , , , , , ,

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$640,000	Prop	erty type House		Suburb	Manor Lakes	
Period-from	01 Oct 2024	to	30 Sep 2	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
10 DESERT GUM TERRACE MANOR LAKES VIC 3024	\$630,000	04-Aug-25
6 FORTESCUE BOULEVARD MANOR LAKES VIC 3024	\$650,000	22-Sep-25
13 NUTTALL STREET MAMBOURIN VIC 3024	\$635,000	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: 16 October 2025



## Mahesh Krishna

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10 DESERT GUM TERRACE MANOR Sold Price LAKES VIC 3024

\$630,000 Sold Date 04-Aug-25

Distance 0.24km



**6 FORTESCUE BOULEVARD MANOR LAKES VIC 3024** 

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Sold Price

RS \$650,000 Sold Date 22-Sep-25

Distance

Distance 0.43km



13 NUTTALL STREET MAMBOURIN Sold Price VIC 3024

RS \$635,000 Sold Date 08-Oct-25

1.25km

**RS** = Recent sale

UN = Undisclosed Sale

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