Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	8 NITRE STREET MANOR LAKES VIC 3024						
Indicative selling price For the meaning of this price	e see consumer.vic	c.gov.a	ıu/underquot	ing (*[Delete single price	e or range a	as applicable)
Single Price		or range between		\$330,000	&	\$350,000	
Median sale price (*Delete house or unit as applicable)							
Median Price	\$350,000	Property type		Land	Suburb	Manor Lakes	
Period-from	01 Oct 2024	to	30 Sep 2025 So		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							
OR							

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: 28 October 2025



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