

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

9 FIELD STREET 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2025

to

31 Jul 2026

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

4 BRUMBY STREET MANOR LAKES VIC 3024	\$670,000	03-May-26
14 FIELD STREET MANOR LAKES VIC 3024	\$670,000	19-Aug-25
13 HODDLE LINK MANOR LAKES VIC 3024	\$728,000	30-Jun-26

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: 21 August 2026



4 BRUMBY STREET MANOR LAKES VIC 3024

Sold Price

\$670,000

Sold Date

03-May-26



4



2



2

Distance

0.04km



14 FIELD STREET MANOR LAKES VIC 3024

Sold Price

Sold Date

19-Aug-25



4



2



2

Distance

0.05km



13 HODDLE LINK MANOR LAKES VIC 3024

Sold Price

\$728,000

Sold Date

30-Jun-26



4



2



-

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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