

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

5 HOVEA CRESCENT 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

\$385,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$362,500

Property type

Land

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

342 MARACANA AVENUE MANOR LAKES VIC 3024	\$419,000	26-Apr-25
334 MARACANA AVENUE MANOR LAKES VIC 3024	\$375,000	24-Jun-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: 20 August 2026

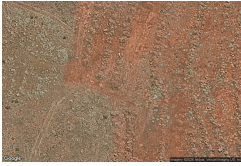
Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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342 MARACANA AVENUE MANOR LAKES VIC 3024

Sold Price

\$419,000

Sold Date

26-Apr-25



-



-



-

Distance

0.47km



334 MARACANA AVENUE MANOR LAKES VIC 3024

Sold Price

\$375,000

Sold Date

24-Jun-25



4



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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