

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

22 BUTTERSCOTCH ESPLANADE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,900

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2024

to

31 Jul 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

25 RICOTTA ROAD MANOR LAKES VIC 3024	\$712,500	18-Mar-25
17 RICOTTA ROAD MANOR LAKES VIC 3024	\$683,000	19-Jun-25
19 COCONUT ROAD MANOR LAKES VIC 3024	\$705,000	19-Apr-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: 11 August 2025



**25 RICOTTA ROAD MANOR LAKES
VIC 3024**

4 2 2

Sold Price

\$712,500

Sold Date

18-Mar-25

Distance

0.08km



**17 RICOTTA ROAD MANOR LAKES
VIC 3024**

4 2 2

Sold Price

\$683,000

Sold Date

19-Jun-25

Distance

0.13km



**19 COCONUT ROAD MANOR
LAKES VIC 3024**

4 2 2

Sold Price

\$705,000

Sold Date

19-Apr-25

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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