

## 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

46 DULCIS STREET MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$376,000

Property type

Land

Suburb

Manor Lakes

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

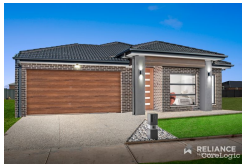
Date of sale

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 6 ARDISIA WAY MANOR LAKES VIC 3024       | \$695,000 | 23-Jun-25 |
| 238 MARACANA AVENUE MANOR LAKES VIC 3024 | \$690,000 | 19-Jun-25 |
| 9 SEMOLINA STREET MANOR LAKES VIC 3024   | \$695,000 | 08-Jul-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: 17 July 2025



## 6 ARDISIA WAY MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$695,000

Sold Date

23-Jun-25

Distance

0.37km



## 238 MARACANA AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$690,000

Sold Date

19-Jun-25

Distance

1.12km



## 9 SEMOLINA STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$695,000

Sold Date

08-Jul-25

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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