

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

1 MUSTER 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

\$680,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

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 JAFFA ROAD MANOR LAKES VIC 3024	\$760,000	13-Jun-25
11 SWISS WAY MANOR LAKES VIC 3024	\$750,000	07-Jun-25
18 GELATI STREET MANOR LAKES VIC 3024	\$742,000	22-Feb-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: 10 July 2025



6 JAFFA ROAD MANOR LAKES VIC 3024

Sold Price

^{RS} **\$760,000**

Sold Date

13-Jun-25



4



2



2

Distance

0.47km



11 SWISS WAY MANOR LAKES VIC 3024

Sold Price

^{RS} **\$750,000**

Sold Date

07-Jun-25



4



2



2

Distance

0.64km



18 GELATI STREET MANOR LAKES VIC 3024

Sold Price

\$742,000

Sold Date

22-Feb-25



4



2



2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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