

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4/15 Bostock Avenue, Manifold Heights Vic 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$479,000

&

\$499,000

Median sale price

Median price

\$400,000

Property Type

Unit

Suburb

Manifold Heights

Period - From

30/06/2024

to

29/06/2025

Source

Property Data

Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within five kilometres of the property for sale in the last 18 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
1	3/92 Aphrasia St NEWTOWN 3220	\$480,000	09/02/2025
2	3/282 Church St HAMLYN HEIGHTS 3215	\$485,200	19/07/2024
3	2/162 Autumn St GEELONG WEST 3218	\$490,000	05/04/2024

OR

- ~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

30/06/2025 12:40



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Property Type:
Divorce/Estate/Family Transfers
Agent Comments

Indicative Selling Price
\$479,000 - \$499,000
Median Unit Price
30/06/2024 - 29/06/2025: \$400,000

Comparable Properties



3/92 Aphrasia St NEWTOWN 3220 (REI/VG)

Agent Comments

2 1 2

Price: \$480,000
Method: Private Sale
Date: 09/02/2025
Property Type: Unit
Land Size: 152 sqm approx

3/282 Church St HAMLYN HEIGHTS 3215 (VG)

Agent Comments

2 - -

Price: \$485,200
Method: Sale
Date: 19/07/2024
Property Type: Flat/Unit/Apartment (Res)



2/162 Autumn St GEELONG WEST 3218 (REI/VG)

Agent Comments

2 1 1

Price: \$490,000
Method: Private Sale
Date: 05/04/2024
Property Type: Unit
Land Size: 93 sqm approx