

# 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 12 Silver Gum Street, Manor Lakes, VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range

\$500,000

&

\$550,000

### Median sale price

Median price

\$640,000

Property Type

House

Suburb

Manor Lakes (3024)

Period - From

01/06/2024

to

31/05/2025

Source

Corelogic

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 BOLD MEWS, MANOR LAKES VIC 3024	\$575,000	13/03/2025
20 MELLIODORA COURT, MANOR LAKES VIC 3024	\$550,000	02/04/2025
54 YELLOW GUM WAY, MANOR LAKES VIC 3024	\$510,000	31/01/2025

This Statement of Information was prepared on: 03/07/2025