

## 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

5 DAWSON CRESCENT 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

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

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

4 HODDLE LINK MANOR LAKES VIC 3024	\$525,500	12-Feb-25
121 BURSA DRIVE WYNDHAM VALE VIC 3024	\$520,000	06-Jun-25
16 LAMBERTIA CRESCENT MANOR LAKES VIC 3024	\$538,000	02-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: 07 July 2025



## 4 HODDLE LINK MANOR LAKES VIC 3024

3 2 2

Sold Price

**\$525,500**

Sold Date

**12-Feb-25**

Distance

**1.13km**



## 121 BURSA DRIVE WYNDHAM VALE VIC 3024

3 2 2

Sold Price

<sup>RS</sup> **\$520,000**

Sold Date

**06-Jun-25**

Distance

**1.2km**



## 16 LAMBERTIA CRESCENT MANOR LAKES VIC 3024

3 2 2

Sold Price

<sup>RS</sup> **\$538,000**

Sold Date

**02-Jul-25**

Distance

**1.63km**



## 24 GLOVER STREET MAMBOURIN VIC 3024

3 2 2

Sold Price

**\$525,000**

Sold Date

**14-Jan-25**

Distance

**1.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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