

## 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

68 ELTHAM PARADE 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2024

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3 LIMWOOD STREET MANOR LAKES VIC 3024 | \$525,000 | 09-Dec-24 |
| 1 HAZELNUT ROAD MANOR LAKES VIC 3024  | \$540,000 | 18-Dec-24 |
| 4 HODDLE LINK MANOR LAKES VIC 3024    | \$525,500 | 12-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: 05 June 2025



## 3 LIMEWOOD STREET MANOR LAKES VIC 3024

3 2 1

Sold Price **\$525,000** Sold Date **09-Dec-24**

Distance **0.4km**



## 1 HAZELNUT ROAD MANOR LAKES VIC 3024

3 2 1

Sold Price **\$540,000** Sold Date **18-Dec-24**

Distance **0.66km**



## 4 HODDLE LINK MANOR LAKES VIC 3024

3 2 2

Sold Price **\$525,500** Sold Date **12-Feb-25**

Distance **0.83km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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