

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

7 DEWBERRY 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

\$710,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$634,900

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

74 SPEARMINT BOULEVARD MANOR LAKES VIC 3024	\$772,000	07-Jul-25
29 BERTIE STREET MANOR LAKES VIC 3024	\$720,000	07-Mar-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: 12 August 2025


**74 SPEARMINT BOULEVARD
MANOR LAKES VIC 3024**

 4
  2
  2

Sold Price

^{RS}
\$772,000

Sold Date

07-Jul-25

Distance

0.21km

**29 BERTIE STREET MANOR LAKES
VIC 3024**

 4
  2
  2

Sold Price

\$720,000

Sold Date

07-Mar-25

Distance

0.3km
RS = Recent sale

UN = Undisclosed Sale

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