

## 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

15 BAINBRIDGE ROAD 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

\$720,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2024

to

30 Jun 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

6 JAFFA ROAD MANOR LAKES VIC 3024	\$760,000	10-Jun-25
14 GOODENIA AVENUE MANOR LAKES VIC 3024	\$720,000	29-Jun-25
4 HEATHCOTE ROAD MANOR LAKES VIC 3024	\$720,600	30-Jun-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: 22 July 2025

# Mahesh Krishna

LICENSED ESTATE AGENT

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**6 JAFFA ROAD MANOR LAKES VIC 3024** Sold Price **\$760,000** Sold Date **10-Jun-25**

4 2 2

Distance **0.79km**



**14 GOODENIA AVENUE MANOR LAKES VIC 3024** Sold Price <sup>RS</sup> **\$720,000** Sold Date **29-Jun-25**

4 2 2

Distance **0.83km**



**4 HEATHCOTE ROAD MANOR LAKES VIC 3024** Sold Price <sup>RS</sup> **\$720,600** Sold Date **30-Jun-25**

4 2 2

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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