

## 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

38 YELLOW GUM WAY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### 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

3 ORVALIA ROAD MANOR LAKES VIC 3024	\$620,000	20-Feb-25
6 BOLD MEWS MANOR LAKES VIC 3024	\$575,000	13-Mar-25
33 FIRECREST ROAD MANOR LAKES VIC 3024	\$580,000	17-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: 22 July 2025



**3 ORVALIA ROAD MANOR LAKES VIC 3024**

3 2 2

Sold Price

**\$620,000**

Sold Date

**20-Feb-25**

Distance

**2.2km**



**6 BOLD MEWS MANOR LAKES VIC 3024**

3 2 2

Sold Price

**\$575,000**

Sold Date

**13-Mar-25**

Distance

**0.65km**



**33 FIRECREST ROAD MANOR LAKES VIC 3024**

3 2 2

Sold Price

**\$580,000**

Sold Date

**17-Feb-25**

Distance

**2.23km**

RS = Recent sale

UN = Undisclosed Sale

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