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 HOVEA CRESCENT 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	$385,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$362,500	Property type	Land	Suburb	Manor Lakes
Period-from	01 Aug 2025	to	31 Jul 2026	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.~~

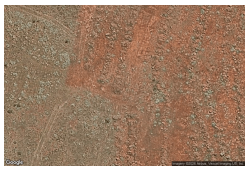
Address of comparable property	Price	Date of sale
342 MARACANA AVENUE MANOR LAKES VIC 3024	$419,000	26-Apr-25
334 MARACANA AVENUE MANOR LAKES VIC 3024	$375,000	24-Jun-25

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: 20 August 2026

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342 MARACANA AVENUE MANOR LAKES VIC 3024

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Sold Price **$419,000** Sold Date **26-Apr-25**

Distance **0.47km**



334 MARACANA AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price **$375,000** Sold Date **24-Jun-25**

Distance **0.48km**

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

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