

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

12A Calder Street, Manifold Heights Vic 3218

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$750,000 & \$820,000

Median sale price

Median price \$1,175,000 Property Type House Suburb Manifold Heights

Period - From 24/07/2024 to 23/07/2025 Source Property Data

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 six 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
1	1/396 Autumn St HERNE HILL 3218	\$793,000	09/05/2025
2	3/36 Heytesbury St HERNE HILL 3218	\$820,000	18/03/2025
3	2/7 Scarlett St GEELONG WEST 3218	\$750,000	28/02/2025

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 six months.~~

This Statement of Information was prepared on:

24/07/2025 15:23

 3  2  2

Property Type: Townhouse
Land Size: 252 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$750,000 - \$820,000
Median House Price
24/07/2024 - 23/07/2025: \$1,175,000

Comparable Properties



1/396 Autumn St HERNE HILL 3218 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$793,000
Method: Private Sale
Date: 09/05/2025
Property Type: Townhouse (Single)



3/36 Heytesbury St HERNE HILL 3218 (REI/VG)

[Agent Comments](#)

 3  2  2

Price: \$820,000
Method: Private Sale
Date: 18/03/2025
Property Type: Townhouse (Single)
Land Size: 213 sqm approx



2/7 Scarlett St GEELONG WEST 3218 (REI/VG)

[Agent Comments](#)

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Price: \$750,000
Method: Private Sale
Date: 28/02/2025
Property Type: Townhouse (Single)