

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Purrumbete Avenue, Manifold Heights VIC 3218

Indicative selling price

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

Range between

\$799,000

&

\$875,000

Median sale price

Median price

\$1,190,000

Property Type

House

Suburb

Manifold Heights

Period - From

12/12/2024

to

11/06/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
24 Catherine Street Geelong West VIC 3218	\$816,000	29/03/2025
57A French Street Geelong West VIC 3218	\$820,000	21/03/2025
3 Noske Street Newtown VIC 3220	\$850,000	15/03/2025

This Statement of Information was prepared on:

12/06/2025