

## 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

14 BLOWERING STREET 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

\$650,000

&

\$700,000

### 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

5 BLOWERING STREET MANOR LAKES VIC 3024	\$652,000	24-Aug-23
127 KINGLAKE DRIVE MANOR LAKES VIC 3024	\$661,110	18-Jan-25
82 EUREKA DRIVE MANOR LAKES VIC 3024	\$650,000	24-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: 23 July 2025


**5 BLOWERING STREET MANOR  
LAKES VIC 3024**

 4
  2
  2

Sold Price

**\$652,000**

Sold Date

**24-Aug-23**

Distance

**0.07km**

**127 KINGLAKE DRIVE MANOR  
LAKES VIC 3024**

 4
  2
  2

Sold Price

**\$661,110**

Sold Date

**18-Jan-25**

Distance

**0.18km**

**82 EUREKA DRIVE MANOR LAKES  
VIC 3024**

 4
  2
  2

Sold Price

**\$650,000**

Sold Date

**24-Feb-25**

Distance

**0.36km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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