

## 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

26 MURRUMBIDGEE 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

\$635,000

&

\$665,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

### 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

6 HEATHCOTE ROAD MANOR LAKES VIC 3024	\$655,000	14-May-25
56 PEDDER STREET MANOR LAKES VIC 3024	\$650,000	02-Jun-25
11 LANCEWOOD ROAD MANOR LAKES VIC 3024	\$645,000	28-Apr-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: 02 July 2025



## 6 HEATHCOTE ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price **\$655,000** Sold Date **14-May-25**

Distance **0.3km**



## 56 PEDDER STREET MANOR LAKES VIC 3024

4 2 -

Sold Price <sup>RS</sup> **\$650,000** Sold Date **02-Jun-25**

Distance **0.32km**



## 11 LANCEWOOD ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price <sup>RS</sup> **\$645,000** Sold Date **28-Apr-25**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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