

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

133 EUREKA DRIVE, 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

or range between

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$634,900

*House

X

*Unit

Suburb

MANOR LAKES

Period - From

01 Aug 2024

to

31 July 2025

Source

Core Logic

Comparable property sales

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. 6 HEATHCOTE ROAD, MANOR LAKES VIC 3024	\$655,000	14-May-25
2. 82 EUREKA DRIVE, MANOR LAKES VIC 3024	\$650,000	24-Feb - 25
3. 3 GUNYONG CRESCENT, MANOR LAKES VIC 3024	\$680,000	08 – May - 25

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.

Property data source: Corelogic.com.au. Generated on 12/08/2025