

## 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

9 PAPAYA WALK MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2025

to

31 May 2026

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

9 ZESTY WALK MANOR LAKES VIC 3024	\$550,000	05-Apr-26
52 CRANBERRY CRESCENT MANOR LAKES VIC 3024	\$575,000	10-Feb-26
9 DRYANDRA STREET MANOR LAKES VIC 3024	\$590,000	02-Apr-26

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: 25 June 2026

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**9 ZESTY WALK MANOR LAKES VIC 3024** Sold Price <sup>RS</sup> **\$550,000** Sold Date **05-Apr-26**

4 2 2

Distance **0.16km**



**52 CRANBERRY CRESCENT MANOR LAKES VIC 3024** Sold Price **\$575,000** Sold Date **10-Feb-26**

4 2 2

Distance **0.45km**



**9 DRYANDRA STREET MANOR LAKES VIC 3024** Sold Price **\$590,000** Sold Date **02-Apr-26**

4 2 2

Distance **0.65km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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