

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2025

to

30 Jun 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	06-May-26
1 MINIATA WAY MANOR LAKES VIC 3024	\$540,000	11-Apr-25
3 ADON WALK MANOR LAKES VIC 3024	\$550,000	20-Jun-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: 15 July 2026

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9 ZESTY WALK MANOR LAKES VIC 3024 Sold Price **\$550,000** Sold Date **06-May-26**
Distance **0.16km**

4 2 2



1 MINIATA WAY MANOR LAKES VIC 3024 Sold Price **\$540,000** Sold Date **11-Apr-25**
Distance **0.95km**

4 2 1



3 ADON WALK MANOR LAKES VIC 3024 Sold Price **\$550,000** Sold Date **20-Jun-25**
Distance **2.85km**

4 2 2

RS = Recent sale UN = Undisclosed Sale

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