

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

40 MILLBROOK DRIVE WYNDHAM VALE 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

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Wyndham Vale

Period-from

01 Mar 2025

to

28 Feb 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

1262 ISON ROAD MANOR LAKES VIC 3024	\$600,000	01-Jul-25
25 BUNGALOOK STREET MANOR LAKES VIC 3024	\$607,000	07-Oct-24
19 KUTJERA STREET MANOR LAKES VIC 3024	\$620,000	09-Sep-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: 12 March 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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1262 ISON ROAD MANOR LAKES VIC 3024

3 2 2

Sold Price

\$600,000

Sold Date

01-Jul-25

Distance

2.27km



25 BUNGALOOK STREET MANOR LAKES VIC 3024

3 2 2

Sold Price

\$607,000

Sold Date

07-Oct-24

Distance

2.18km



19 KUTJERA STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

\$620,000

Sold Date

09-Sep-25

Distance

2.19km



16 PORTULACA AVENUE MANOR LAKES VIC 3024

4 2 2

Sold Price

\$616,000

Sold Date

16-Apr-25

Distance

2.05km

RS = Recent sale

UN = Undisclosed Sale

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