

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

104 SPEARMINT BOULEVARD 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2025

to

31 Jan 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

20 BUSH STREET MANOR LAKES VIC 3024	\$673,200	01-Dec-25
4 WAFER ROAD MANOR LAKES VIC 3024	\$683,000	11-Dec-25
30 MEDLAR AVENUE MANOR LAKES VIC 3024	\$685,000	25-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 February 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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20 BUSH STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$673,200

Sold Date

01-Dec-25

Distance

0.81km



4 WAFER ROAD MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$683,000

Sold Date

11-Dec-25

Distance

1.11km



30 MEDLAR AVENUE MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$685,000

Sold Date

25-Sep-25

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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