

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

7 TENAX 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Nov 2024

to

31 Oct 2025

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

36 YELLOW GUM WAY MANOR LAKES VIC 3024	\$600,000	26-Sep-25
3 LYSTERFIELD WALK MANOR LAKES VIC 3024	\$635,000	09-Oct-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: 27 November 2025

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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36 YELLOW GUM WAY MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$600,000

Sold Date

26-Sep-25

Distance

0.12km



3 LYSTERFIELD WALK MANOR LAKES VIC 3024

 4  2  2

Sold Price

^{RS} **\$635,000**

Sold Date

09-Oct-25

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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