

## 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

26 MEDLAR AVENUE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jan 2025

to

31 Dec 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 18 BERTIE STREET MANOR LAKES VIC 3024    | \$733,000 | 31-Oct-25 |
| 32 AMARETTO CIRCUIT MANOR LAKES VIC 3024 | \$726,500 | 19-Nov-25 |
| 4 URALLA STREET MANOR LAKES VIC 3024     | \$745,000 | 30-Nov-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: 21 January 2026

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 18 BERTIE STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$733,000**

Sold Date

**31-Oct-25**

Distance

**0.95km**



## 32 AMARETTO CIRCUIT MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$726,500**

Sold Date

**19-Nov-25**

Distance

**0.96km**



## 4 URALLA STREET MANOR LAKES VIC 3024

3 2 2

Sold Price

**\$745,000**

Sold Date

**30-Nov-25**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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