

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

5 BAIKAL CRESCENT 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

\$770,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

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

4 GEMBROOK STREET MANOR LAKES VIC 3024	\$770,000	07-Feb-25
5 NURSERY STREET MAMBOURIN VIC 3024	\$785,000	11-Jan-25
4 CRESSY STREET WERRIBEE VIC 3030	\$790,000	30-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: 10 March 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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4 GEMBROOK STREET MANOR LAKES VIC 3024

5 2 3

Sold Price **\$770,000** Sold Date **07-Feb-25**

Distance **0.23km**



5 NURSERY STREET MAMBOURIN VIC 3024

4 2 2

Sold Price **\$785,000** Sold Date **11-Jan-25**

Distance **0.97km**



4 CRESSY STREET WERRIBEE VIC 3030

5 3 2

Sold Price **\$790,000** Sold Date **30-Sep-25**

Distance **3.19km**

RS = Recent sale

UN = Undisclosed Sale

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