

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

4 VISOR STREET 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2025

to

31 May 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

6 VISOR STREET MANOR LAKES VIC 3024	\$600,000	09-Mar-25
36 STAKES BOULEVARD MANOR LAKES VIC 3024	\$600,000	08-Apr-26
16 TAPIOCA STREET MANOR LAKES VIC 3024	\$615,000	19-May-26

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: 02 June 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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6 VISOR STREET MANOR LAKES VIC 3024

 4  2  2

Sold Price

\$600,000

Sold Date **09-Mar-25**

Distance **0.01km**



36 STAKES BOULEVARD MANOR LAKES VIC 3024

 4  2  2

Sold Price

Sold Date **08-Apr-26**

Distance **0.28km**



16 TAPIOCA STREET MANOR LAKES VIC 3024

 3  2  -

Sold Price

^{RS} **\$615,000**

Sold Date **19-May-26**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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