

## 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

3 NEAGH STREET 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

\$745,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2025

to

31 Mar 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 RUSH CRESCENT MANOR LAKES VIC 3024	\$780,000	01-Apr-26
15 GROVEDALE WAY MANOR LAKES VIC 3024	\$755,000	28-Apr-26
80 EUREKA DRIVE MANOR LAKES VIC 3024	\$795,000	17-Dec-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: 30 April 2026

# Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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## 4 RUSH CRESCENT MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$780,000

Sold Date

01-Apr-26

Distance

0.35km



## 15 GROVEDALE WAY MANOR LAKES VIC 3024

4 2 2

Sold Price

<sup>RS</sup> \$755,000

Sold Date

28-Apr-26

Distance

0.86km



## 80 EUREKA DRIVE MANOR LAKES VIC 3024

2 2 3

Sold Price

\$795,000

Sold Date

17-Dec-25

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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