

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

8 DUTCH AVENUE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jul 2025

to

30 Jun 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

5 SWISS WAY MANOR LAKES VIC 3024	\$703,000	28-Jan-26
8 AMARETTO CIRCUIT MANOR LAKES VIC 3024	\$710,000	18-Jun-26
12 GELATI STREET MANOR LAKES VIC 3024	\$740,000	12-Jun-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: 28 July 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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5 SWISS WAY MANOR LAKES VIC 3024

4 2 2

Sold Price

\$703,000

Sold Date

28-Jan-26

Distance

0.17km



8 AMARETTO CIRCUIT MANOR LAKES VIC 3024

4 2 -

Sold Price

^{RS} **\$710,000**

Sold Date

18-Jun-26

Distance

0.33km



12 GELATI STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

^{RS} **\$740,000**

Sold Date

12-Jun-26

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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