

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

74 BREGMAN ESPLANADE 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

\$670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Sep 2025

to

31 Aug 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

1191 ISON ROAD MANOR LAKES VIC 3024	\$650,000	24-Aug-26
21 SWISS WAY MANOR LAKES VIC 3024	\$676,500	07-Aug-26
7 STRAWBERRY ROAD MANOR LAKES VIC 3024	\$650,000	20-Mar-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: 04 September 2026

Mahesh Krishna

LICENSED ESTATE AGENT

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1191 ISON ROAD MANOR LAKES VIC 3024

Sold Price

^{RS}

\$650,000

Sold Date **24-Aug-26**

 4  2  2

Distance **0.31km**



21 SWISS WAY MANOR LAKES VIC 3024

Sold Price

^{RS}

\$676,500

Sold Date **07-Aug-26**

 4  2  2

Distance **0.36km**



7 STRAWBERRY ROAD MANOR LAKES VIC 3024

Sold Price

\$650,000

Sold Date **20-Mar-26**

 4  2  2

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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