

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

6 FIRECREST ROAD 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

\$570,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

3 TOOLIBIN STREET MANOR LAKES VIC 3024	\$585,000	06-Mar-26
15 INTERLAKEN AVENUE MANOR LAKES VIC 3024	\$580,000	20-May-26
11 INTERLAKEN AVENUE MANOR LAKES VIC 3024	\$575,000	08-Apr-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: 12 June 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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3 TOOLIBIN STREET MANOR LAKES VIC 3024

3 2 2

Sold Price **\$585,000** Sold Date **06-Mar-26**

Distance **0.65km**



15 INTERLAKEN AVENUE MANOR LAKES VIC 3024

3 2 2

Sold Price ^{RS} **\$580,000** Sold Date **20-May-26**

Distance **0.8km**



11 INTERLAKEN AVENUE MANOR LAKES VIC 3024

3 2 2

Sold Price **\$575,000** Sold Date **08-Apr-26**

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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