

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

\$540,000

&

\$550,000

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 LAMBERTIA CRESCENT MANOR LAKES VIC 3024	\$545,000	19-Feb-26
28 MINIATA WAY MANOR LAKES VIC 3024	\$550,000	16-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: 24 July 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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5 LAMBERTIA CRESCENT MANOR LAKES VIC 3024

Sold Price

\$545,000

Sold Date

19-Feb-26

 3  2  1

Distance

0.13km



28 MINIATA WAY MANOR LAKES VIC 3024

Sold Price

^{RS} **\$550,000**

Sold Date

16-Jun-26

 3  2  2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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