

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

5 KINGLAKE DRIVE 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

\$680,000

&

\$720,000

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

| | | |
|---|-----------|-----------|
| 35 KINGLAKE DRIVE MANOR LAKES VIC 3024 | \$680,000 | 18-Feb-26 |
| 1369 ISON ROAD MANOR LAKES VIC 3024 | \$700,000 | 01-Jan-26 |
| 39 GREENMONT ROAD WYNDHAM VALE VIC 3024 | \$720,000 | 16-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: 16 June 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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35 KINGLAKE DRIVE MANOR LAKES VIC 3024

4 2 2

Sold Price **\$680,000** Sold Date **18-Feb-26**

Distance **0.25km**



1369 ISON ROAD MANOR LAKES VIC 3024

4 2 2

Sold Price **\$700,000** Sold Date **01-Jan-26**

Distance **0.52km**



39 GREENMONT ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price **\$720,000** Sold Date **16-Mar-26**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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