

## 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 RADIATA CLOSE MANOR LAKES VIC 3024

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$780,000

### 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

6 DIANCHI DRIVE WYNDHAM VALE VIC 3024	\$750,000	21-Dec-25
62 EVERGREEN DRIVE WYNDHAM VALE VIC 3024	\$775,000	07-Apr-26
4 RUSH CRESCENT MANOR LAKES VIC 3024	\$780,000	29-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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## 6 DIANCHI DRIVE WYNDHAM VALE VIC 3024

 4  2  2

Sold Price **\$750,000** Sold Date **21-Dec-25**

Distance **0.68km**



## 62 EVERGREEN DRIVE WYNDHAM VALE VIC 3024

 4  2  3

Sold Price **\$775,000** Sold Date **07-Apr-26**

Distance **0.97km**



## 4 RUSH CRESCENT MANOR LAKES VIC 3024

 4  2  2

Sold Price **\$780,000** Sold Date **29-Mar-26**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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