

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

7 KOOMBA STREET 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

\$650,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

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

3 MAYESBROOK ROAD MANOR LAKES VIC 3024	\$660,000	25-Aug-26
8 PEPPERMINT CRESCENT MANOR LAKES VIC 3024	\$674,519	29-Jul-26
12 WEEDEN DRIVE WERRIBEE VIC 3030	\$660,000	29-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: 09 September 2026

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

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3 MAYESBROOK ROAD MANOR LAKES VIC 3024

Sold Price

^{RS} **\$660,000** Sold Date **25-Aug-26**

3 2 2

Distance **0.73km**



8 PEPPERMINT CRESCENT MANOR LAKES VIC 3024

Sold Price

^{RS} **\$674,519** Sold Date **29-Jul-26**

3 2 2

Distance **1.83km**



12 WEEDEN DRIVE WERRIBEE VIC 3030

Sold Price

\$660,000 Sold Date **29-Jun-26**

3 2 2

Distance **4.79km**

RS = Recent sale

UN = Undisclosed Sale

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