

## 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

76 EUREKA DRIVE 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

\$600,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Apr 2025

to

31 Mar 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 HODDLE LINK MANOR LAKES VIC 3024	\$635,000	07-Nov-24
21 CLEMATIS CRESCENT MANOR LAKES VIC 3024	\$640,000	01-Jan-26
11 MURRUMBIDGEE STREET MANOR LAKES VIC 3024	\$620,000	06-Feb-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: 14 April 2026



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**5 HODDLE LINK MANOR LAKES  
VIC 3024**

3 2 2

Sold Price **\$635,000** Sold Date **07-Nov-24**

Distance **0.05km**



**21 CLEMATIS CRESCENT MANOR  
LAKES VIC 3024**

3 2 2

Sold Price **\$640,000** Sold Date **01-Jan-26**

Distance **0.16km**



**11 MURRUMBIDGEE STREET  
MANOR LAKES VIC 3024**

4 2 2

Sold Price **\$620,000** Sold Date **06-Feb-26**

Distance **0.28km**

RS = Recent sale      UN = Undisclosed Sale

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