

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	41 Manor Lakes Boulevard Manor Lakes, 3024
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	\$750,000
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Median sale price

Median price	\$650,000	Property Type	HOUSE	Suburb	MANOR LAKES
Period - From	20-Dec-2024	to	19-Dec-2025	Source	Corelogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold (NO CRITERIA PROVIDED).

This statement of information was prepared on 19-Dec-2025 at 6:26:28 PM AEDT