

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.

Range between	\$730,000 & \$780,000
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Median sale price

Median price	\$650,000	Property Type	HOUSE	Suburb	MANOR LAKES
Period - From	22-Aug-2025	to	21-Aug-2026	Source	Corelogic

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	13 HODDLE LINK MANOR LAKES 512m2	\$728,000	30-Jun-2026
2	15 BROCKWELL CRESCENT MANOR LAKES 583m2	\$730,000	06-Jun-2026
3	119 KINGLAKE DRIVE MANOR LAKES 571m2	\$750,000	18-Aug-2026

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