

## 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

1 LAMBERTIA CRESCENT 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Feb 2025

to

31 Jan 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

20 BUSH STREET MANOR LAKES VIC 3024	\$673,200	01-Dec-25
4 WAFER ROAD MANOR LAKES VIC 3024	\$683,000	11-Dec-25
12 BINDARRI ROAD MANOR LAKES VIC 3024	\$667,000	16-Dec-25

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: 24 February 2026


**20 BUSH STREET MANOR LAKES  
VIC 3024**
 4  2  2

Sold Price

**\$673,200**

Sold Date

**01-Dec-25**

Distance

**0.58km**

**4 WAFER ROAD MANOR LAKES  
VIC 3024**
 4  2  2

Sold Price

**\$683,000**

Sold Date

**11-Dec-25**

Distance

**0.89km**

**12 BINDARRI ROAD MANOR LAKES  
VIC 3024**
 4  2  2

Sold Price

**\$667,000**

Sold Date

**16-Dec-25**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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