

## 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

11 EDWIN CLOSE 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

\$595,000

&

\$650,000

### 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 11 GEMBROOK STREET MANOR LAKES VIC 3024 | \$650,000 | 07-Jan-26 |
| 9 MUSTER STREET MANOR LAKES VIC 3024    | \$645,000 | 06-Oct-25 |
| 26 BRITTLE STREET MANOR LAKES VIC 3024  | \$600,000 | 03-Apr-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: 07 April 2026

|                                                                                                                                                                                                                                                             |                                                    |               |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------|------------------|-----------|------------------|
|                                                                                                                                                                            | <b>11 GEMBROOK STREET MANOR<br/>LAKES VIC 3024</b> | Sold Price    | <b>\$650,000</b> | Sold Date | <b>07-Jan-26</b> |
|  4  2  2 | Distance                                           | <b>0.35km</b> |                  |           |                  |
|                                                                                                                                                                            | <b>9 MUSTER STREET MANOR LAKES<br/>VIC 3024</b>    | Sold Price    | <b>\$645,000</b> | Sold Date | <b>06-Oct-25</b> |
|  4  2  2 | Distance                                           | <b>0.4km</b>  |                  |           |                  |
|                                                                                                                                                                            | <b>26 BRITTLE STREET MANOR<br/>LAKES VIC 3024</b>  | Sold Price    | <b>\$600,000</b> | Sold Date | <b>03-Apr-25</b> |
|  4  2  2 | Distance                                           | <b>0.85km</b> |                  |           |                  |

RS = Recent sale

UN = Undisclosed Sale

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