

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

120 Eureka Drive, Manor Lakes Vic 3024

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$660,000 Property Type House Suburb Manor Lakes

Period - From 01/07/2025 to 30/06/2026 Source REIV

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 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	10 Yarraman Rd MANOR LAKES 3024	\$620,000	15/06/2026
2	89 Kinglake Dr MANOR LAKES 3024	\$620,000	02/06/2026
3	103 Eureka Dr MANOR LAKES 3024	\$685,000	07/04/2026

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 six months.~~

This Statement of Information was prepared on:

26/08/2026 12:54



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Property Type: House (Res)

Land Size: 572 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 to \$630,000

Median House Price

Year ending June 2026: \$660,000

Comparable Properties



10 Yarraman Rd MANOR LAKES 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000

Method: Private Sale

Date: 15/06/2026

Property Type: House

Land Size: 400 sqm approx



89 Kinglake Dr MANOR LAKES 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$620,000

Method: Private Sale

Date: 02/06/2026

Property Type: House

Land Size: 425 sqm approx



103 Eureka Dr MANOR LAKES 3024 (REI/VG)

Agent Comments

4 2 2

Price: \$685,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 468 sqm approx