

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

2 MCHAFFIE TERRACE MANOR LAKES VIC 3024

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Mar 2025

to

28 Feb 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

8 CHERRYWOOD AVENUE MANOR LAKES VIC 3024	\$816,000	19-Feb-26
5 KAKADU DRIVE WYNDHAM VALE VIC 3024	-	18-Feb-26
12 MASTERS CRESCENT MAMBOURIN VIC 3024	\$850,000	07-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: 20 March 2026



8 CHERRYWOOD AVENUE MANOR LAKES VIC 3024

Sold Price

^{RS}
\$816,000

Sold Date

19-Feb-26


4



2



2

Distance

1.1km


5 KAKADU DRIVE WYNDHAM VALE VIC 3024

Sold Price

^{RS}
^{UN}

-

Sold Date

18-Feb-26


4



2



2

Distance

1.26km


12 MASTERS CRESCENT MAMBOURIN VIC 3024

Sold Price

\$850,000

Sold Date

07-Dec-25


4



2



2

Distance

1.93km
RS = Recent sale

UN = Undisclosed Sale

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