

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

3 CRADLE CIRCUIT 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Aug 2025

to

31 Jul 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

3 NEAGH STREET MANOR LAKES VIC 3024	\$710,000	07-Jul-26
18 LANDMARK CRESCENT MANOR LAKES VIC 3024	\$685,000	21-May-26
8 AMARETTO CIRCUIT MANOR LAKES VIC 3024	\$710,000	18-Jun-26

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: 21 August 2026



3 NEAGH STREET MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

^{RS}
\$710,000

Sold Date

07-Jul-26

Distance

0.14km


18 LANDMARK CRESCENT MANOR LAKES VIC 3024

 4
  2
  2

Sold Price

\$685,000

Sold Date

21-May-26

Distance

1.12km


8 AMARETTO CIRCUIT MANOR LAKES VIC 3024

 4
  2
  -

Sold Price

\$710,000

Sold Date

18-Jun-26

Distance

1.92km
RS = Recent sale

UN = Undisclosed Sale

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