

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

9 EDWIN CLOSE 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Jun 2025

to

31 May 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
10 HEATHCOTE ROAD MANOR LAKES VIC 3024	\$620,000	28-Feb-26
157 EUREKA DRIVE MANOR LAKES VIC 3024	\$615,000	09-Feb-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: 30 June 2026

	11 GEMBROOK STREET MANOR LAKES VIC 3024	Sold Price	\$650,000	Sold Date	07-Jan-26
	 4  2  2			Distance	0.34km
	10 HEATHCOTE ROAD MANOR LAKES VIC 3024	Sold Price	\$620,000	Sold Date	28-Feb-26
	 2  2  2			Distance	0.47km
	157 EUREKA DRIVE MANOR LAKES VIC 3024	Sold Price	\$615,000	Sold Date	09-Feb-26
	 4  2  2			Distance	0.65km

RS = Recent sale

UN = Undisclosed Sale

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