

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 WENDOUREE CRESCENT 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 \$465,000 & \$475,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$648,000 Property type House Suburb Manor Lakes
Period-from 01 Jan 2025 to 31 Dec 2025 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 SUPERIOR STREET MANOR LAKES VIC 3024	\$410,000	26-Aug-25
6 SUPERIOR STREET MANOR LAKES VIC 3024	\$416,000	15-Sep-25
10 SUPERIOR STREET MANOR LAKES VIC 3024	\$416,000	07-Oct-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: 27 January 2026



Property Reports

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**3 SUPERIOR STREET MANOR
LAKES VIC 3024**



Sold Price

\$410,000 Sold Date **26-Aug-25**

Distance **0.06km**



**6 SUPERIOR STREET MANOR
LAKES VIC 3024**



Sold Price

\$416,000 Sold Date **15-Sep-25**

Distance **0.11km**



**10 SUPERIOR STREET MANOR
LAKES VIC 3024**



Sold Price

Sold Date **07-Oct-25**

Distance **0.13km**

RS = Recent sale **UN** = Undisclosed Sale

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