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	25 ROSEWATER STREET 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	$700,000	&	$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$645,000	Property type	House	Suburb	Manor Lakes
Period-from	01 Apr 2025	to	31 Mar 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
39 GREENMONT ROAD WYNDHAM VALE VIC 3024	$720,000	16-Mar-26
18 NUTMEG PARADE MANOR LAKES VIC 3024	$730,000	22-Jan-26
24 TECOMA STREET MANOR LAKES VIC 3024	$735,000	29-Jan-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: 17 April 2026

CONSUMER AFFAIRS VICTORIA

Mahesh Krishna

LICENSED ESTATE AGENT

Mahesh Krishna

M 0417 418 117

E mahesh.krishna@eview.com.au



39 GREENMONT ROAD WYNDHAM VALE VIC 3024

4 2 2

Sold Price **$720,000** Sold Date **16-Mar-26**

Distance **0.35km**



18 NUTMEG PARADE MANOR LAKES VIC 3024

4 2 2

Sold Price **$730,000** Sold Date **22-Jan-26**

Distance **0.37km**



24 TECOMA STREET MANOR LAKES VIC 3024

4 2 2

Sold Price **$735,000** Sold Date **29-Jan-26**

Distance **1.08km**

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

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