

## 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

15 BRITTLE STREET MANOR LAKES VIC 3024

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$650,000

### 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

9 MUSTER STREET MANOR LAKES VIC 3024	\$645,000	06-Oct-25
11 GEMBROOK STREET MANOR LAKES VIC 3024	\$650,000	07-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: 19 March 2026



## 9 MUSTER STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$645,000**

Sold Date

**06-Oct-25**

Distance

**0.69km**



## 11 GEMBROOK STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

**\$650,000**

Sold Date

**07-Jan-26**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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