

## 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

2 NICHOLLII COURT 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

House

Suburb

Manor Lakes

Period-from

01 Oct 2024

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 7 MELLIODORA COURT MANOR LAKES VIC 3024 | \$705,000 | 10-Jun-25 |
| 25 LEICHARDT DRIVE MANOR LAKES VIC 3024 | \$735,000 | 30-Jun-25 |
| 49 EPPALOCK DRIVE MANOR LAKES VIC 3024  | \$695,000 | 02-Sep-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: 31 October 2025



### 7 MELLIODORA COURT MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$705,000** Sold Date **10-Jun-25**

Distance **0.16km**



### 25 LEICHARDT DRIVE MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$735,000** Sold Date **30-Jun-25**

Distance **0.49km**



### 49 EPPALOCK DRIVE MANOR LAKES VIC 3024

 4
  2
  2

Sold Price **\$695,000** Sold Date **02-Sep-25**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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