

## 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

76 EUREKA DRIVE 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

\$585,000

&

\$599,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Manor Lakes

Period-from

01 May 2025

to

30 Apr 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 FAWKNER ROAD MANOR LAKES VIC 3024	\$590,000	26-Mar-25
18 ARROWHEAD STREET MANOR LAKES VIC 3024	\$600,000	01-May-26
3 GEMBROOK STREET MANOR LAKES VIC 3024	\$600,000	19-Jan-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.~~

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gurpreet kaur  
P 0393959774  
M 0433165647  
E sales@legacyrealtors.com.au



**9 FAWKNER ROAD MANOR LAKES VIC 3024** Sold Price **\$590,000** Sold Date **26-Mar-25**

4 2 2

Distance **0.27km**



**18 ARROWHEAD STREET MANOR LAKES VIC 3024** Sold Price <sup>RS</sup> **\$600,000** Sold Date **01-May-26**

3 2 2

Distance **0.34km**



**3 GEMBROOK STREET MANOR LAKES VIC 3024** Sold Price **\$600,000** Sold Date **19-Jan-25**

4 2 2

Distance **0.54km**

RS = Recent sale      UN = Undisclosed Sale

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