

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	16 Julep Street Manor Lakes, 3024
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$600,000 & \$660,000
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Median sale price

Median price	\$650,000	Property Type	HOUSE	Suburb	MANOR LAKES VIC 3024
Period - From	01-Aug-2025	to	17-Jul-2026	Source	REALESTATE.COM

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	26 IXORA CRES, MANOR LAKES 3024	\$630,000	19-Mar-2026
2	68 BREGMAN ESP, MANOR LAKES 3024	\$650,000	26-May-2026
3	14 GROVEDALE WAY, MANOR LAKES, VIC 3024	\$668,000	26-Mar-2026

This statement of information was prepared on 11-Aug-2026 at 5:31:13 PM AEST