

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

9 DEWBERRY 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

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 DEWBERRY STREET MANOR LAKES VIC 3024	-	01-Oct-25
26 SPEARMINT BOULEVARD MANOR LAKES VIC 3024	\$755,000	26-Nov-24
74 SPEARMINT BOULEVARD MANOR LAKES VIC 3024	\$772,000	08-Jul-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: 09 October 2025



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7 DEWBERRY STREET MANOR LAKES VIC 3024

4 2 2

Sold Price

RS - UN

Sold Date **01-Oct-25**

Distance **0.02km**



26 SPEARMINT BOULEVARD MANOR LAKES VIC 3024

4 2 2

Sold Price

\$755,000

Sold Date **26-Nov-24**

Distance **0.19km**



74 SPEARMINT BOULEVARD MANOR LAKES VIC 3024

4 2 2

Sold Price

\$772,000

Sold Date **08-Jul-25**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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