

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

3 Custard Way, Manor Lakes, Vic 3024

Indicative selling price

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

range between

\$650,000

&

\$680,000

Median sale price

Median price

\$663,500

Property type

House

Suburb

Manor Lakes

Period - From

01/12/2025

to

28/02/2026

Source



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 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
35 Kinglake Drive, Manor Lakes, VIC 3024	\$680,000	18/02/2026
7 Farmingdale Street, Manor Lakes, VIC 3024	\$672,000	18/02/2026
50 Pedder Street, Manor Lakes, VIC 3024	\$670,500	01/02/2026

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 six months.~~

This Statement of Information was prepared on:

10/03/2026