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## Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

174 MINERVA ROAD MANIFOLD HEIGHTS VIC 3218

### 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

\$649,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$530,000

Property type

Unit

Suburb

Manifold Heights

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 five kilometres of the property for sale in the last 18 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

12A CALDER STREET MANIFOLD HEIGHTS VIC 3218	\$700,000	08-Nov-25
446 LATROBE TERRACE NEWTOWN VIC 3220	\$682,500	24-Oct-25
2/7 CHURCHILL AVENUE NEWTOWN VIC 3220	\$690,000	12-May-26

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 26 May 2026



**12A CALDER STREET MANIFOLD HEIGHTS VIC 3218**

3 2 2

Sold Price

**\$700,000**

Sold Date **08-Nov-25**

Distance **0.41km**



**446 LATROBE TERRACE NEWTOWN VIC 3220**

3 1 1

Sold Price

**\$682,500**

Sold Date **24-Oct-25**

Distance **2.53km**



**2/7 CHURCHILL AVENUE NEWTOWN VIC 3220**

3 2 2

Sold Price

**\$690,000**

Sold Date **12-May-26**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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