

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

7 Kenna Drive, Lalor Vic 3075

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$770,000 Property Type House Suburb Lalor

Period - From 01/01/2025 to 31/12/2025 Source REIV

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
1	61 Calendula Cirt EPPING 3076	\$622,000	28/02/2026
2	1/57 Curtin Av LALOR 3075	\$660,000	31/01/2026
3	10 Hargrave Ct MILL PARK 3082	\$645,000	28/11/2025

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:

24/03/2026 17:52



 3
  2
  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending December 2025: \$770,000

Comparable Properties



61 Calendula Cirt EPPING 3076 (REI)

Agent Comments

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Price: \$622,000

Method: Auction Sale

Date: 28/02/2026

Property Type: House (Res)

Land Size: 300 sqm approx



1/57 Curtin Av LALOR 3075 (REI)

Agent Comments

 3
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  2

Price: \$660,000

Method: Auction Sale

Date: 31/01/2026

Property Type: House (Res)

Land Size: 340 sqm approx



10 Hargrave Ct MILL PARK 3082 (REI/VG)

Agent Comments

 3
  2
  1

Price: \$645,000

Method: Sold Before Auction

Date: 28/11/2025

Property Type: House (Res)

Land Size: 20 sqm approx

Account - VICPROP | P: 03 8888 1011