

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

1/38 WILLIAM STREET LALOR VIC 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/94 THE BOULEVARD THOMASTOWN VIC 3074	\$715,000	12-Nov-25
54B WILLIAM STREET LALOR VIC 3075	\$687,000	08-Nov-25
44A EDMONDSON STREET LALOR VIC 3075	\$695,000	19-Nov-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: 04 March 2026

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**1/94 THE BOULEVARD
THOMASTOWN VIC 3074**

3 2 1

Sold Price

\$715,000

Sold Date **12-Nov-25**

Distance **0.72km**



**54B WILLIAM STREET LALOR VIC
3075**

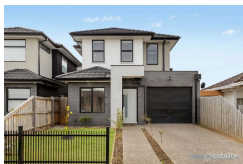
3 2 1

Sold Price

\$687,000

Sold Date **08-Nov-25**

Distance **0.14km**



**44A EDMONDSON STREET LALOR
VIC 3075**

3 2 1

Sold Price

\$695,000

Sold Date **19-Nov-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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