

# 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

1/52 Dickens Street, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$590,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Lalor

Period - From 01/10/2025 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	2/4 Burton St LALOR 3075	\$592,000	12/03/2026
2	2/101 Mount View Rd LALOR 3075	\$560,000	15/11/2025
3	2/7 Alexander Av THOMASTOWN 3074	\$551,000	25/10/2025

**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:

13/03/2026 14:08



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median Unit Price**  
December quarter 2025: \$605,000

## Comparable Properties



**2/4 Burton St LALOR 3075 (REI)**

Agent Comments



**Price:** \$592,000  
**Method:** Private Sale  
**Date:** 12/03/2026  
**Property Type:** Townhouse (Single)



**2/101 Mount View Rd LALOR 3075 (REI/VG)**

Agent Comments



**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 15/11/2025  
**Property Type:** Townhouse (Res)  
**Land Size:** 127 sqm approx



**2/7 Alexander Av THOMASTOWN 3074 (REI/VG)**

Agent Comments



**Price:** \$551,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Res)

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