

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

5/398 STATION 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Lalor

Period-from

01 Feb 2025

to

31 Jan 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

14/421 HIGH STREET LALOR VIC 3075	\$411,500	22-Dec-25
15/421 HIGH STREET LALOR VIC 3075	\$428,800	20-Feb-26
2/20 ALEXANDER AVENUE THOMASTOWN VIC 3074	\$418,000	15-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: 27 February 2026

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14/421 HIGH STREET LALOR VIC 3075

2 1 1

Sold Price

\$411,500

Sold Date **22-Dec-25**

Distance **0.27km**



15/421 HIGH STREET LALOR VIC 3075

2 1 1

Sold Price

^{RS} **\$428,800**

Sold Date **20-Feb-26**

Distance **0.27km**



2/20 ALEXANDER AVENUE THOMASTOWN VIC 3074

2 1 1

Sold Price

\$418,000

Sold Date **15-Nov-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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