

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

11 WINSTON 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

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

1/50 CYPRUS STREET LALOR VIC 3075	\$585,000	16-Oct-25
1/100 CHILDS ROAD EPPING VIC 3076	\$620,500	13-Dec-25
103A HAWKES DRIVE MILL PARK VIC 3082	\$660,000	16-Feb-26

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: 12 March 2026

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1/50 CYPRUS STREET LALOR VIC 3075

3 1 1

Sold Price

\$585,000

Sold Date

16-Oct-25

Distance

1.52km



1/100 CHILDS ROAD EPPING VIC 3076

3 2 -

Sold Price

\$620,500

Sold Date

13-Dec-25

Distance

1.48km



103A HAWKES DRIVE MILL PARK VIC 3082

3 1 1

Sold Price

^{RS} **\$660,000**

Sold Date

16-Feb-26

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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