

# 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

4 Begonia Court, 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 \$680,000 & \$730,000

### Median sale price

Median price \$805,500 Property Type House Suburb Lalor

Period - From 01/01/2026 to 31/03/2026 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	1 Alfa Ct LALOR 3075	\$725,888	01/04/2026
2	357 Edgars Rd LALOR 3075	\$742,000	29/11/2025
3	7 Everest Ct LALOR 3075	\$711,000	08/11/2025

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:

16/04/2026 15:12



**Rooms:** 6

**Property Type:** House

**Land Size:** 534 sqm approx

Agent Comments

**Indicative Selling Price**

\$680,000 - \$730,000

**Median House Price**

March quarter 2026: \$805,500

## Comparable Properties



**1 Alfa Ct LALOR 3075 (REI)**

Agent Comments



**Price:** \$725,888

**Method:** Private Sale

**Date:** 01/04/2026

**Property Type:** House

**Land Size:** 646 sqm approx



**357 Edgars Rd LALOR 3075 (REI)**

Agent Comments



**Price:** \$742,000

**Method:** Auction Sale

**Date:** 29/11/2025

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**7 Everest Ct LALOR 3075 (REI)**

Agent Comments



**Price:** \$711,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Account - Stockdale & Leggo Glenroy** | P: 03 9306 0422 | F: 03 9300 3938