

## 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

474 STATION 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) (\*Delete single price or range as applicable)

Single Price

\$770,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,000

Property type

House

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

34 FESTIVAL GROVE LALOR VIC 3075	730000	21-Feb-26
2 EDMONDSON STREET LALOR VIC 3075	791000	13-Dec-25
35 EDMONDSON STREET LALOR VIC 3075	766000	25-Oct-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: 02 March 2026

**34 FESTIVAL GROVE LALOR VIC 3075**

Sold Price

<sup>RS</sup> **730000**

Sold Date **21-Feb-26**

 3  1  1

Distance **0.98km**



**2 EDMONDSON STREET LALOR VIC 3075**

Sold Price

**791000**

Sold Date **13-Dec-25**

 3  1  2

Distance **0.96km**



**35 EDMONDSON STREET LALOR VIC 3075**

Sold Price

<sup>RS</sup> **766000**

Sold Date **25-Oct-25**

 3  1  1

Distance **0.69km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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