

## 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

2/10 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### 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

2/74 CYPRUS STREET LALOR VIC 3075	\$550,000	24-Jan-26
2/101 MOUNT VIEW ROAD LALOR VIC 3075	\$560,000	15-Nov-25
2/23 CHERRY COURT LALOR VIC 3075	\$590,000	02-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: 24 February 2026

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**2/74 CYPRUS STREET LALOR VIC 3075**

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**24-Jan-26**

 2  1  1

Distance

**1.03km**



**2/101 MOUNT VIEW ROAD LALOR VIC 3075**

Sold Price

**\$560,000**

Sold Date

**15-Nov-25**

 2  2  1

Distance

**0km**



**2/23 CHERRY COURT LALOR VIC 3075**

Sold Price

<sup>RS</sup>

**\$590,000**

Sold Date

**02-Feb-26**

 2  1  1

Distance

**1.21km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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