

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

19 Messmate Street, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$885,000

&

\$970,000

Median sale price

Median price

\$793,000

Property Type

House

Suburb

Lalor

Period - From

01/10/2025

to

31/12/2025

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	3 Brigitte Ct LALOR 3075	\$885,000	21/03/2026
2	69 Vasey Av LALOR 3075	\$871,000	21/02/2026
3	11 Edmondson St LALOR 3075	\$950,000	23/10/2025

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:

07/04/2026 14:50



4 2 2

Property Type: House
Land Size: 627 sqm approx
 Agent Comments

Indicative Selling Price
 \$885,000 - \$970,000
Median House Price
 December quarter 2025: \$793,000

Comparable Properties



3 Brigette Ct LALOR 3075 (REI)

Agent Comments

4 1 6

Price: \$885,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House (Res)
Land Size: 535 sqm approx



69 Vasey Av LALOR 3075 (REI)

Agent Comments

4 2 4

Price: \$871,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 895 sqm approx

11 Edmondson St LALOR 3075 (REI)

Agent Comments

4 2 2

Price: \$950,000
Method: Sold Before Auction
Date: 23/10/2025
Property Type: House (Res)
Land Size: 585 sqm approx

Account - Love & Co



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