

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

2/22 NETWORK DRIVE 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

\$449,000

&

\$493,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Lalor

Period-from

01 Sep 2024

to

31 Aug 2025

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

1/19 BALMAIN COURT LALOR VIC 3075	\$445,000	02-Aug-25
3/48 RICHARDS STREET LALOR VIC 3075	\$520,500	06-Jun-25
3/19 BALMAIN COURT LALOR VIC 3075	\$471,000	31-May-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: 19 September 2025

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1/19 BALMAIN COURT LALOR VIC 3075

Sold Price

^{RS}

\$445,000

Sold Date **02-Aug-25**

2 1 1

Distance **1.49km**



3/48 RICHARDS STREET LALOR VIC 3075

Sold Price

\$520,500

Sold Date **06-Jun-25**

2 1 1

Distance **1.98km**



3/19 BALMAIN COURT LALOR VIC 3075

Sold Price

\$471,000

Sold Date **31-May-25**

3 1 1

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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