

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

2/98 CYPRUS STREET 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,000

Property type

House

Suburb

Lalor

Period-from

01 Jan 2025

to

31 Dec 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

2/27 CEDAR STREET THOMASTOWN VIC 3074	\$675,000	23-Aug-25
24/6 HENSLEY ROAD LALOR VIC 3075	\$661,000	13-Aug-25
1/120 MESSMATE STREET LALOR VIC 3075	\$661,500	27-Sep-24

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: 16 January 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



2/27 CEDAR STREET THOMASTOWN VIC 3074

3 2 2

Sold Price **\$675,000** Sold Date **23-Aug-25**

Distance **0.98km**



24/6 HENSLEY ROAD LALOR VIC 3075

3 2 2

Sold Price **\$661,000** Sold Date **13-Aug-25**

Distance **1.75km**



1/120 MESSMATE STREET LALOR VIC 3075

3 2 1

Sold Price **\$661,500** Sold Date **27-Sep-24**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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