

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

1/38 WILLIAM 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$761,444

Property type

House

Suburb

Lalor

Period-from

01 Apr 2025

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 1/94 THE BOULEVARD THOMASTOWN VIC 3074 | \$715,000 | 12-Nov-25 |
| 54B WILLIAM STREET LALOR VIC 3075 | \$687,000 | 08-Nov-25 |
| 44A EDMONDSON STREET LALOR VIC 3075 | \$695,000 | 19-Nov-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: 10 April 2026

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**1/94 THE BOULEVARD
THOMASTOWN VIC 3074**

3 2 1

Sold Price **\$715,000** Sold Date **12-Nov-25**

Distance **0.72km**

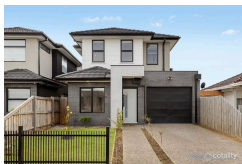


**54B WILLIAM STREET LALOR VIC
3075**

3 2 1

Sold Price **\$687,000** Sold Date **08-Nov-25**

Distance **0.14km**



**44A EDMONDSON STREET LALOR
VIC 3075**

3 2 1

Sold Price **\$695,000** Sold Date **19-Nov-25**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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