

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

10 MIDDLETON 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

or range
between

\$680,000

&

\$748,000

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

21 WATTLE STREET THOMASTOWN VIC 3074	\$728,000	14-Feb-26
84 CYPRUS STREET LALOR VIC 3075	\$730,000	06-Mar-26
183 THE BOULEVARD THOMASTOWN VIC 3074	\$697,500	13-Dec-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: 13 April 2026

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21 WATTLE STREET THOMASTOWN VIC 3074

3 1 2

Sold Price

^{RS}

\$728,000

Sold Date

14-Feb-26

Distance

1.37km



84 CYPRUS STREET LALOR VIC 3075

4 2 2

Sold Price

^{RS}

\$730,000

Sold Date

06-Mar-26

Distance

0.84km



183 THE BOULEVARD THOMASTOWN VIC 3074

3 1 1

Sold Price

\$697,500

Sold Date

13-Dec-25

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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