

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

1/7 BOSTON ROAD 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

\$550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$520,500

Property type

Unit

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

2/34 RICHARDSON STREET THOMASTOWN VIC 3074	\$560,000	03-Sep-25
6/56 WARATAH STREET THOMASTOWN VIC 3074	\$616,000	08-Sep-25
27/292 MCKIMMIES ROAD MILL PARK VIC 3082	\$535,000	06-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: 04 January 2026

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2/34 RICHARDSON STREET THOMASTOWN VIC 3074

3 1 1

Sold Price **\$560,000** Sold Date **03-Sep-25**

Distance **1.06km**



6/56 WARATAH STREET THOMASTOWN VIC 3074

3 1 1

Sold Price **\$616,000** Sold Date **08-Sep-25**

Distance **1.07km**



27/292 MCKIMMIES ROAD MILL PARK VIC 3082

3 1 1

Sold Price ^{RS} **\$535,000** Sold Date **06-Dec-25**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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