

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

25a Messmate Street, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$520,000 & \$550,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Lalor

Period - From 01/04/2026 to 30/06/2026 Source REIV

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 six 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	1/10 Hensley Rd LALOR 3075	\$532,500	15/08/2026
2	2/5 Travers St THOMASTOWN 3074	\$547,000	15/08/2026
3	2/32 William St LALOR 3075	\$540,000	13/07/2026

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 six months.~~

This Statement of Information was prepared on:

08/09/2026 15:55



2 1 1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$520,000 - \$550,000

Median Unit Price

June quarter 2026: \$595,000

Comparable Properties

1/10 Hensley Rd LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$532,500

Method: Auction Sale

Date: 15/08/2026

Property Type: Unit

Land Size: 179 sqm approx



2/5 Travers St THOMASTOWN 3074 (REI)

Agent Comments

2 1 1

Price: \$547,000

Method: Auction Sale

Date: 15/08/2026

Property Type: Unit



2/32 William St LALOR 3075 (REI)

Agent Comments

2 1 1

Price: \$540,000

Method: Private Sale

Date: 13/07/2026

Property Type: Townhouse (Single)

Account - Love & Co