

## 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

1/25 BURTON STREET LALOR VIC 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$570,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

1/107 MESSMATE STREET LALOR VIC 3075	\$546,000	15-Feb-25
42A CARBON CRESCENT MILL PARK VIC 3082	\$580,000	13-Feb-25
2/9 FRENCH STREET THOMASTOWN VIC 3074	\$600,000	21-Dec-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: 17 March 2025



**1/107 MESSMATE STREET LALOR  
VIC 3075**

 3  1  1

Sold Price

<sup>RS</sup> **\$546,000** Sold Date **15-Feb-25**

Distance **1km**



**42A CARBON CRESCENT MILL  
PARK VIC 3082**

 3  1  1

Sold Price

<sup>RS</sup> **\$580,000** Sold Date **13-Feb-25**

Distance **1.17km**



**2/9 FRENCH STREET  
THOMASTOWN VIC 3074**

 3  1  1

Sold Price

**\$600,000** Sold Date **21-Dec-24**

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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