

## 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

2/18 PRINCE ANDREW AVENUE LALOR VIC 3075

### Indicative selling price

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

Single Price

or range  
between

\$460,000

&

\$487,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$522,000

Property type

Unit

Suburb

Lalor

Period-from

17 May 2025

to

17 Nov 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 2C BURTON STREET LALOR VIC 3075    | \$450,000 | 03-Jul-25 |
| 6/1 ROCHDALE SQUARE LALOR VIC 3075 | \$455,000 | 05-Jul-25 |
| 2/6 DICKENS STREET LALOR VIC 3075  | \$500,000 | 26-May-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: 17 November 2025



### 2C BURTON STREET LALOR VIC 3075

 2  1  1

Sold Price **\$450,000** Sold Date **03-Jul-25**

Distance **0.26km**



### 6/1 ROCHDALE SQUARE LALOR VIC 3075

 2  1  1

Sold Price **\$455,000** Sold Date **05-Jul-25**

Distance **0.28km**



### 2/6 DICKENS STREET LALOR VIC 3075

 2  1  1

Sold Price **\$500,000** Sold Date **26-May-25**

Distance **0.77km**

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

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