

## 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

2/6 DICKENS 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

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$499,750

Property type

Unit

Suburb

Lalor

Period-from

01 May 2024

to

30 Apr 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

1/1 ROCHDALE SQUARE LALOR VIC 3075	\$440,000	13-Jan-25
2/375 HIGH STREET LALOR VIC 3075	\$482,500	16-Jan-25
1/25 DICKENS STREET LALOR VIC 3075	\$566,000	16-Nov-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: 16 May 2025



## 1/1 ROCHDALE SQUARE LALOR VIC 3075

2 1 1

Sold Price

**\$440,000**

Sold Date

**13-Jan-25**

Distance

**0.52km**



## 2/375 HIGH STREET LALOR VIC 3075

2 1 1

Sold Price

**\$482,500**

Sold Date

**16-Jan-25**

Distance

**0.25km**

## 1/25 DICKENS STREET LALOR VIC 3075

2 1 1

Sold Price

**\$566,000**

Sold Date

**16-Nov-24**

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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