

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

21 Beaumont Crescent, Lalor Vic 3075

Indicative selling price

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

Range between \$735,000

&

\$790,000

Median sale price

Median price \$755,000

Property Type House

Suburb Lalor

Period - From 01/04/2025

to 30/06/2025

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	20 Mindoro Cr LALOR 3075	\$793,500	06/09/2025
2	11 Kenna Dr LALOR 3075	\$730,500	16/08/2025
3	5 Whitehall PI LALOR 3075	\$761,000	09/08/2025

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:

17/09/2025 13:19



 3
  1
  2

Property Type: House (Res)

Land Size: 536 sqm approx

Agent Comments

Indicative Selling Price

\$735,000 - \$790,000

Median House Price

June quarter 2025: \$755,000

Comparable Properties



20 Mindoro Cr LALOR 3075 (REI)

Agent Comments

 3
  1
  4

Price: \$793,500

Method: Auction Sale

Date: 06/09/2025

Property Type: House (Res)

Land Size: 534 sqm approx



11 Kenna Dr LALOR 3075 (REI)

Agent Comments

 3
  1
  2

Price: \$730,500

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 534 sqm approx



5 Whitehall Pl LALOR 3075 (REI)

Agent Comments

 3
  1
  4

Price: \$761,000

Method: Auction Sale

Date: 09/08/2025

Property Type: House (Res)

Land Size: 545 sqm approx