

Statement of Information

Singleresidentialproperty located in the Melbourne metropolitan area

Section47AoftheEstateAgents Act 1980

Property offered for sale

Address
Including suburb and
postcode

259 DALTON ROAD LALOR VIC 3075

Indicative selling price

Forthemeaningof thisprice see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$730,000

&

800,000

Median sale price

(*Deletehouseorunit as applicable)

Median Price

\$701,000

Property type

House

Suburb

Lalor

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These arethe threepropertyessoldwithintwokilometresof theproperty 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

23 DELMARE STREET LALOR VIC 3075

\$780,000

01-Mar-25

41 MICHAEL STREET LALOR VIC 3075

\$700,000

03-May-25

27 MICHAEL STREET LALOR VIC 3075

\$751,000

08-Mar-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: 05 August 2025

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23 DELMARE STREET LALOR VIC 3075 Sold Price \$780,000 Sold Date 01-Mar-25
3  1  4  Distance 0.19km



41 MICHAEL STREET LALOR VIC 3075 Sold Price \$700,000 Sold Date 03-May-25
3  1  1  Distance 0.22km



27 MICHAEL STREET LALOR VIC 3075 Sold Price \$751,000 Sold Date 08-Mar-24
3  1  2  Distance 0.29km

RS= Recent sale

UN= Undisclosed Sale

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