

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

28 Louise Street, Lalor Vic 3075

Indicative selling price

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

Range between \$700,000

&

\$770,000

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	27 Blackburn St LALOR 3075	\$769,000	28/06/2025
2	257 Dalton Rd LALOR 3075	\$700,000	19/06/2025
3	34 Kirwan Av LALOR 3075	\$733,000	31/05/2025

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:

09/09/2025 12:24



 3  1  2

Rooms: 4

Property Type: House (Res)

Land Size: 540 sqm approx

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median House Price

June quarter 2025: \$755,000

Comparable Properties

27 Blackburn St LALOR 3075 (REI/VG)

Agent Comments

 3  1  3

Price: \$769,000

Method: Auction Sale

Date: 28/06/2025

Property Type: House (Res)

Land Size: 534 sqm approx



257 Dalton Rd LALOR 3075 (REI)

Agent Comments

 3  1  4

Price: \$700,000

Method: Private Sale

Date: 19/06/2025

Property Type: House (Res)

Land Size: 541 sqm approx



34 Kirwan Av LALOR 3075 (REI/VG)

Agent Comments

 3  1  2

Price: \$733,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House (Res)

Land Size: 546 sqm approx