

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

28 SPARROWHAWK AVENUE LARA VIC 3212

Indicative selling price

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

Single Price

or range
between

\$890,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,250

Property type

House

Suburb

Lara

Period-from

01 May 2025

to

30 Apr 2026

Source

Cotality

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

463 OHALLORANS ROAD LARA VIC 3212	\$950,000	01-Oct-25
44 QUAIL DRIVE LARA VIC 3212	\$940,000	20-May-25
16 SKYLARK COURT LARA VIC 3212	\$910,000	06-May-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 May 2026



463 OHALLORANS ROAD LARA VIC 3212

 5  2  2

Sold Price

\$950,000

Sold Date

01-Oct-25

Distance

0.38km



44 QUAIL DRIVE LARA VIC 3212

 4  2  2

Sold Price

\$940,000

Sold Date

20-May-25

Distance

2.71km



16 SKYLARK COURT LARA VIC 3212

 4  2  3

Sold Price

\$875,000

Sold Date

18-Jan-24

Distance

3.36km

RS = Recent sale

UN = Undisclosed Sale

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