

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

54B WILLIAM STREET LALOR VIC 3075

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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,000

Property type

Unit

Suburb

Lalor

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

3/108 MESSMATE STREET LALOR VIC 3075	\$637,500	31-Jul-25
24/6 HENSLEY ROAD LALOR VIC 3075	\$661,000	13-Aug-25
1/108 MESSMATE STREET LALOR VIC 3075	\$701,000	31-May-25

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.~~

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3/108 MESSMATE STREET LALOR VIC 3075

 3  2  1

Sold Price

\$637,500

Sold Date

31-Jul-25

Distance

0.23km



24/6 HENSLEY ROAD LALOR VIC 3075

 3  2  2

Sold Price

\$661,000

Sold Date

13-Aug-25

Distance

1.66km



1/108 MESSMATE STREET LALOR VIC 3075

 3  2  2

Sold Price

\$701,000

Sold Date

31-May-25

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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