

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

64 ABINGDON BOULEVARD 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$350,000

Property type

Land

Suburb

Lara

Period-from

01 Jun 2025

to

31 May 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

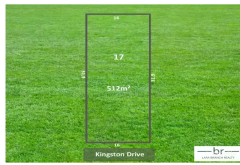
Date of sale

17 KINGSTON DRIVE LARA VIC 3212	\$400,000	15-Jan-26
46 WATERCOURSE AVENUE LARA VIC 3212	\$449,900	08-May-25
27 WATERCOURSE AVENUE LARA VIC 3212	\$440,900	08-May-25

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: 29 June 2026


17 KINGSTON DRIVE LARA VIC 3212

Sold Price

\$400,000

Sold Date

15-Jan-26


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Distance

0.11km

46 WATERCOURSE AVENUE LARA VIC 3212

Sold Price

\$449,900

Sold Date

08-May-25


-



-



-

Distance

1.43km

27 WATERCOURSE AVENUE LARA VIC 3212

Sold Price

\$440,900

Sold Date

08-May-25


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Distance

1.29km
RS = Recent sale

UN = Undisclosed Sale

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