

## 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

1/22 DICKENS STREET LALOR VIC 3075

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Lalor

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 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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 2/18 PRINCE ANDREW AVENUE LALOR VIC 3075 | \$482,500 | 19-Jan-26 |
| 2/6 CHERRY COURT LALOR VIC 3075          | \$482,000 | 22-Apr-26 |
| 1/27 RUTH STREET LALOR VIC 3075          | \$452,000 | 01-May-26 |

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: 29 June 2026

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## 2/18 PRINCE ANDREW AVENUE LALOR VIC 3075

2 1 1

Sold Price **\$482,500** Sold Date **19-Jan-26**

Distance **0.88km**



## 2/6 CHERRY COURT LALOR VIC 3075

2 1 1

Sold Price **\$482,000** Sold Date **22-Apr-26**

Distance **1.17km**



## 1/27 RUTH STREET LALOR VIC 3075

2 1 1

Sold Price **\$452,000** Sold Date **01-May-26**

Distance **1.5km**

RS = Recent sale UN = Undisclosed Sale

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