

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

1/33 CYPRUS 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

\$570,000

&

\$627,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Lalor

Period-from

01 Sep 2025

to

31 Aug 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

1/48 CYPRUS STREET LALOR VIC 3075	\$622,000	25-Jul-26
1/22 DICKENS STREET LALOR VIC 3075	\$587,000	01-Aug-26
1/13 TRAMOO STREET LALOR VIC 3075	\$575,000	18-Sep-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: 28 September 2026

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1/48 CYPRUS STREET LALOR VIC 3075

Sold Price

\$622,000

Sold Date

25-Jul-26

3

1

2

Distance

0.07km



1/22 DICKENS STREET LALOR VIC 3075

Sold Price

\$587,000

Sold Date

01-Aug-26

2

1

1

Distance

0.91km



1/13 TRAMOO STREET LALOR VIC 3075

Sold Price

^{RS} **\$575,000**

Sold Date

18-Sep-26

3

1

1

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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