

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 WINN GROVE 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

\$660,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Other

Suburb

Lalor

Period-from

01 Dec 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

5 STELLA DRIVE THOMASTOWN VIC 3074	\$660,000	14-Mar-26
19 ALFRED AVENUE THOMASTOWN VIC 3074	\$702,000	23-May-26
14 EVANS STREET LALOR VIC 3075	\$695,000	07-Jun-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: 16 June 2026



**5 STELLA DRIVE THOMASTOWN
VIC 3074**

 3
  1
  4

Sold Price **\$660,000** Sold Date **14-Mar-26**

Distance **0.62km**



**19 ALFRED AVENUE
THOMASTOWN VIC 3074**

 3
  1
  2

Sold Price ^{RS} **\$702,000** Sold Date **23-May-26**

Distance **0.81km**



14 EVANS STREET LALOR VIC 3075

 3
  1
  1

Sold Price ^{RS} **\$695,000** Sold Date **07-Jun-26**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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