

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

2/42 MESSMATE 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$546,000

Property type

Unit

Suburb

Lalor

Period-from

01 Apr 2025

to

31 Mar 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

2/4 BURTON STREET LALOR VIC 3075	\$592,000	27-Feb-26
3/2 NEWTON STREET THOMASTOWN VIC 3074	\$605,000	23-Dec-25
2/13 CEDAR STREET THOMASTOWN VIC 3074	\$607,500	28-Mar-26

OR

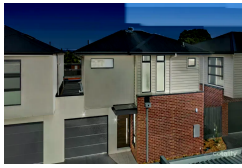
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 27 April 2026

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2/4 BURTON STREET LALOR VIC 3075

Sold Price

\$592,000

Sold Date

27-Feb-26

2 2 1

Distance

1.04km



3/2 NEWTON STREET THOMASTOWN VIC 3074

Sold Price

\$605,000

Sold Date

23-Dec-25

2 2 1

Distance

1.36km



2/13 CEDAR STREET THOMASTOWN VIC 3074

Sold Price

\$607,500

Sold Date

28-Mar-26

2 1 1

Distance

0.7km

RS = Recent sale

UN = Undisclosed Sale

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