

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

2/43 RICHARDS 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

\$580,000

&

\$638,000

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

1/11 RICHARDS STREET LALOR VIC 3075	\$618,000	11-Apr-26
1/31 TRAVERS STREET THOMASTOWN VIC 3074	\$625,000	13-Jun-26
34 PARFREY AVENUE LALOR VIC 3075	\$630,000	06-Aug-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: 10 September 2026

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1/11 RICHARDS STREET LALOR VIC 3075

Sold Price

\$618,000

Sold Date

11-Apr-26

2

1

3

Distance

0.26km



1/31 TRAVERS STREET THOMASTOWN VIC 3074

Sold Price

\$625,000

Sold Date

13-Jun-26

3

1

2

Distance

0.5km



34 PARFREY AVENUE LALOR VIC 3075

Sold Price

^{RS} **\$630,000**

Sold Date

06-Aug-26

3

1

1

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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