

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

3/15 DICKENS 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$566,500

Property type

Unit

Suburb

Lalor

Period-from

01 Jul 2025

to

30 Jun 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

2/6 CHERRY COURT LALOR VIC 3075	\$482,000	22-Apr-26
2/23 LYNNE STREET LALOR VIC 3075	\$502,500	20-Mar-26
1/10 FREDERICK STREET THOMASTOWN VIC 3074	\$470,000	21-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: 17 July 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



2/6 CHERRY COURT LALOR VIC 3075

Sold Price

\$482,000

Sold Date

22-Apr-26

2

1

1

Distance

1.16km



2/23 LYNNE STREET LALOR VIC 3075

Sold Price

\$502,500

Sold Date

20-Mar-26

2

1

-

Distance

1.89km



1/10 FREDERICK STREET THOMASTOWN VIC 3074

Sold Price

\$470,000

Sold Date

21-Mar-26

2

1

1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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