

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 CASTLEHILL 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

\$395,000

&

\$434,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Other

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

13 ARUGULA CIRCUIT THOMASTOWN VIC 3074	\$510,000	27-Feb-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 July 2026

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13 ARUGULA CIRCUIT
THOMASTOWN VIC 3074

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Sold Price \$510,000 Sold Date 27-Feb-26

Distance 1.15km

RS = Recent sale UN = Undisclosed Sale

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