

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

355 Edgars Road, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$680,000 & \$730,000

Median sale price

Median price \$780,000 Property Type House Suburb Lalor

Period - From 01/04/2025 to 31/03/2026 Source REIV

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 six 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	328 Edgars Rd LALOR 3075	\$725,000	05/04/2026
2	291 Edgars Rd LALOR 3075	\$700,000	28/03/2026
3	339 Edgars Rd LALOR 3075	\$630,000	13/03/2026

OR

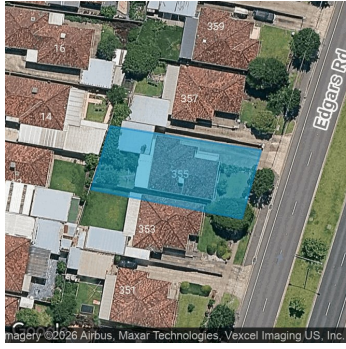
~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

17/06/2026 12:47

355 Edgars Road, Lalor Vic 3075

Anthony Lapadula
0401 655 005
alapadula@woodards.com.au



 3  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$680,000 - \$730,000

Median House Price

Year ending March 2026: \$780,000

Comparable Properties

328 Edgars Rd LALOR 3075 (REI/VG)

Agent Comments

 3  1  2

Price: \$725,000

Method: Private Sale

Date: 05/04/2026

Property Type: House (Res)

Land Size: 527 sqm approx



291 Edgars Rd LALOR 3075 (REI/VG)

Agent Comments

 3  1  3

Price: \$700,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 525 sqm approx



339 Edgars Rd LALOR 3075 (REI/VG)

Agent Comments

 3  1  2

Price: \$630,000

Method: Sold Before Auction

Date: 13/03/2026

Property Type: House (Res)

Land Size: 534 sqm approx

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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