

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

47B French Street, Lalor Vic 3075

Indicative selling price

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

Range between \$480,000

&

\$520,000

Median sale price

Median price \$595,000

Property Type Unit

Suburb Lalor

Period - From 01/04/2026

to 30/06/2026

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	2/1 Palm St THOMASTOWN 3074	\$480,000	11/05/2026
2	2/6 Cherry Ct LALOR 3075	\$482,000	22/04/2026
3	3/6 Kellerher St LALOR 3075	\$495,000	30/05/2026

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:

18/08/2026 14:17



Property Type: Unit

Agent Comments

Comparable Properties



2/1 Palm St THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 11/05/2026

Property Type: Unit



2/6 Cherry Ct LALOR 3075 (REI/VG)

Agent Comments



Price: \$482,000

Method: Private Sale

Date: 22/04/2026

Property Type: Unit



3/6 Kellerher St LALOR 3075 (REI/VG)

Agent Comments



Price: \$495,000

Method: Auction Sale

Date: 30/05/2026

Property Type: Unit