

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/4 MESSMATE 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

\$679,000

&

\$746,900

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,750

Property type

Unit

Suburb

Lalor

Period-from

01 Aug 2025

to

31 Jul 2026

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/4 MESSMATE STREET LALOR VIC 3075	\$665,000	22-Jul-26
3/98 CYPRUS STREET LALOR VIC 3075	\$637,000	31-Jul-26
2/8 WATTLE STREET THOMASTOWN VIC 3074	\$700,000	23-Jul-26

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 August 2026

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1/4 MESSMATE STREET LALOR VIC 3075

Sold Price

^{RS}

\$665,000

Sold Date

22-Jul-26

3

2

1

Distance

0.03km



3/98 CYPRUS STREET LALOR VIC 3075

Sold Price

^{RS}

\$637,000

Sold Date

31-Jul-26

3

2

1

Distance

0.78km

**2/8 WATTLE STREET
THOMASTOWN VIC 3074**

Sold Price

\$700,000

Sold Date

23-Jul-26

3

2

-

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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