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	1 WALDEN PLACE 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Lalor
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

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
37 PEPPERCORN PARADE EPPING VIC 3076	$712,000	21-Mar-25
10 CROMWELL COURT LALOR VIC 3075	$756,000	15-Feb-25

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: 23 May 2025

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37 PEPPERCORN PARADE EPPING VIC 3076

4 1 2

Sold Price **$712,000** Sold Date **21-Mar-25**

Distance **1.49km**



10 CROMWELL COURT LALOR VIC 3075

3 1 2

Sold Price **$756,000** Sold Date **15-Feb-25**

Distance **0.28km**

RS = Recent sale **UN** = Undisclosed Sale

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