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<br>Including suburb and postcode | 54B WILLIAM 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 | $620,000 | & | $680,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $512,000 | Property type | Unit | Suburb | Lalor |
| Period-from | 01 Oct 2024 | to | 30 Sep 2025 | 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 |
|---|---|---|
| 3/108 MESSMATE STREET LALOR VIC 3075 | $637,500 | 31-Jul-25 |
| 24/6 HENSLEY ROAD LALOR VIC 3075 | $661,000 | 13-Aug-25 |
| 1/108 MESSMATE STREET LALOR VIC 3075 | $701,000 | 31-May-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: 27 October 2025

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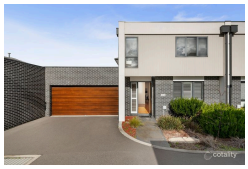


**3/108 MESSMATE STREET LALOR VIC 3075**

3 2 1

Sold Price **$637,500** Sold Date **31-Jul-25**

Distance **0.23km**



**24/6 HENSLEY ROAD LALOR VIC 3075**

3 2 2

Sold Price **$661,000** Sold Date **13-Aug-25**

Distance **1.66km**



**1/108 MESSMATE STREET LALOR VIC 3075**

3 2 2

Sold Price **$701,000** Sold Date **31-May-25**

Distance **0.23km**

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

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