

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

81 CEDAR ROAD LARA VIC 3212

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

\$779,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

House

Suburb

Lara

Period-from

01 Feb 2025

to

31 Jan 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

6 TUSSOCK LANE LARA VIC 3212	\$835,000	29-Sep-22
22 SPOTTED GUM DRIVE LARA VIC 3212	\$830,000	16-Aug-25
2 TUSSOCK LANE LARA VIC 3212	\$820,000	16-Dec-25

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.~~

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6 TUSSOCK LANE LARA VIC 3212

Sold Price

\$835,000

Sold Date

29-Sep-22

 4  2  2

Distance

0.47km



22 SPOTTED GUM DRIVE LARA VIC 3212

Sold Price

\$830,000

Sold Date

16-Aug-25

 4  2  2

Distance

0.25km



2 TUSSOCK LANE LARA VIC 3212

Sold Price

\$820,000

Sold Date

16-Dec-25

 4  2  4

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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