

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

40 DICKENS 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

\$610,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2025

to

28 Feb 2026

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

54C WILLIAM STREET LALOR VIC 3075	\$660,000	13-Mar-26
3/5 STEWART STREET THOMASTOWN VIC 3074	\$625,000	04-Feb-26
2B ARNDELL STREET THOMASTOWN VIC 3074	\$618,000	15-Dec-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.~~

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54C WILLIAM STREET LALOR VIC 3075

 3  2  1

Sold Price

^{RS}

\$660,000

Sold Date

13-Mar-26

Distance

1.38km



3/5 STEWART STREET THOMASTOWN VIC 3074

 3  2  2

Sold Price

\$625,000

Sold Date

04-Feb-26

Distance

1.31km



2B ARNDELL STREET THOMASTOWN VIC 3074

 3  2  1

Sold Price

\$618,000

Sold Date

15-Dec-25

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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