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<br>Including suburb and postcode | 17 CHILDS ROAD 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 | $775,000 | Property type | House | Suburb | Lalor |
| Period-from | 01 Jul 2025 | to | 30 Jun 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 |
|---|---|---|
| 15 DERNA CRESCENT LALOR VIC 3075 | $696,250 | 01-Jul-26 |
| 3 CURRAWONG AVENUE LALOR VIC 3075 | $690,000 | 09-Jul-26 |
| 339 EDGARS ROAD LALOR VIC 3075 | $630,000 | 13-Mar-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.~~

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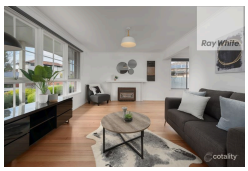
**15 DERNA CRESCENT LALOR VIC 3075**

3 1 -

Sold Price RS $696,250 Sold Date 01-Jul-26

Distance 0.47km



**3 CURRAWONG AVENUE LALOR VIC 3075**

3 1 1

Sold Price RS $690,000 Sold Date 09-Jul-26

Distance 0.92km

**339 EDGARS ROAD LALOR VIC 3075**

3 1 2

Sold Price $630,000 Sold Date 13-Mar-26

Distance 1.73km

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

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