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	15/421 High Street, Lalor Vic 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $380,000 & $410,000

Median sale price

Median price $605,000 Property Type Unit Suburb Lalor

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	14/421 High St LALOR 3075	$411,500	23/12/2025
2	102/19 Positano Way LALOR 3075	$405,000	15/11/2025
3			

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 six months.

This Statement of Information was prepared on: 29/01/2026 13:57

15/421 High Street, Lalor Vic 3075

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2 1 1

Property Type: Unit
Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price
$380,000 - $410,000
Median Unit Price
December quarter 2025: $605,000

Comparable Properties



14/421 High St LALOR 3075 (REI)

2 1 1

Price: $411,500
Method: Private Sale
Date: 23/12/2025
Property Type: Unit

Agent Comments



102/19 Positano Way LALOR 3075 (REI/VG)

2 1 1

Price: $405,000
Method: Auction Sale
Date: 15/11/2025
Property Type: Unit
Land Size: 2514 sqm approx

Agent Comments

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 six months.

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