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	18 ROCHDALE SQUARE 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	$399,500	&	$439,500

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980.*

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
13 BOWMAN DRIVE MILL PARK VIC 3082	$775,000	07-Feb-26
133 HIGH STREET THOMASTOWN VIC 3074	$955,000	01-May-26
17 TRAVERS STREET THOMASTOWN VIC 3074	$732,000	08-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.~~

This Statement of Information was prepared on: 22 May 2026

OXBRIDGE
ACHIEVING EXCELLENCE
Abdul Chaarani
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13 BOWMAN DRIVE MILL PARK VIC 3082

Sold Price **$775,000** Sold Date **07-Feb-26**

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Distance **1.62km**



133 HIGH STREET THOMASTOWN VIC 3074

Sold Price RS **$955,000** Sold Date **01-May-26**

\- - -

Distance **1.99km**



17 TRAVERS STREET THOMASTOWN VIC 3074

Sold Price **$732,000** Sold Date **08-Dec-25**

3 - -

Distance **1.17km**

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

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