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	1/22 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	$480,000	&	$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$566,500	Property type	Unit	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 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
2/23 LYNNE STREET LALOR VIC 3075	$502,500	20-Mar-26
2/6 CHERRY COURT LALOR VIC 3075	$482,000	22-Apr-26
3/53 SPRING STREET THOMASTOWN VIC 3074	$525,000	06-Jul-26

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.~~

This Statement of Information was prepared on: 13 July 2026

Harcourts Rata & Co.

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2/23 LYNNE STREET LALOR VIC 3075

2 1 -

Sold Price **$502,500** Sold Date **20-Mar-26**

Distance **1.95km**



2/6 CHERRY COURT LALOR VIC 3075

2 1 1

Sold Price **$482,000** Sold Date **22-Apr-26**

Distance **1.16km**



3/53 SPRING STREET THOMASTOWN VIC 3074

2 1 1

Sold Price RS **$525,000** Sold Date **06-Jul-26**

Distance **1.61km**

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

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