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	2/42 MESSMATE 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	$550,000	&	$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$547,500	Property type	Unit	Suburb	Lalor
Period-from	01 Jun 2025	to	31 May 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
2/13 CEDAR STREET THOMASTOWN VIC 3074	$607,500	28-Mar-26
2/4 BURTON STREET LALOR VIC 3075	$592,000	27-Feb-26
47A MESSMATE STREET LALOR VIC 3075	$585,000	20-Mar-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: 17 June 2026

Harcourts Rata & Co.

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2/13 CEDAR STREET THOMASTOWN VIC 3074

2 1 1

Sold Price **$607,500** Sold Date **28-Mar-26**

Distance **0.7km**



2/4 BURTON STREET LALOR VIC 3075

2 2 1

Sold Price **$592,000** Sold Date **27-Feb-26**

Distance **1.04km**



47A MESSMATE STREET LALOR VIC 3075

2 1 2

Sold Price **$585,000** Sold Date **20-Mar-26**

Distance **0.11km**

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

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