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 Benetti Drive, Lara VIC 3212

Indicative selling price

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

Range between $749,000 & $759,000

Median sale price

Median price $680,000 Property Type House Suburb Lara

Period - From 04/10/2024 to 02/04/2025 Source price_finder

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
23 Benetti Drive Lara VIC	$760,000	10/01/2025
13 Lipson Drive Lara VIC	$747,500	01/11/2024
14 Grebe Court Lara VIC	$750,000	19/12/2024

This Statement of Information was prepared on: 04/04/2025