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	4/165-167 Dalton Road, Lalor Vic 3075

Indicative selling price

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

Range between $480,000 & $520,000

Median sale price

Median price $530,000 Property Type Unit Suburb Lalor

Period - From 01/01/2024 to 31/12/2024 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	2/375 High St LALOR 3075	$482,500	16/01/2025
2	1/21 Ethel Av LALOR 3075	$510,000	16/12/2024
3	1/21 Ethel Av LALOR 3075	$520,000	03/12/2024

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: 17/03/2025 16:01

4/165-167 Dalton Road, Lalor Vic 3075

Brett Sparks
94321444
0411131938
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Property Type: Flat

Agent Comments

Indicative Selling Price
$480,000 - $520,000
Median Unit Price
Year ending December 2024: $530,000

Comparable Properties



2/375 High St LALOR 3075 (REI/VG)

2 1 1

Price: $482,500
Method: Private Sale
Date: 16/01/2025
Property Type: Unit

Agent Comments



1/21 Ethel Av LALOR 3075 (REI)

2 1 2

Price: $510,000
Method: Private Sale
Date: 16/12/2024
Property Type: Unit

Agent Comments



1/21 Ethel Av LALOR 3075 (VG)

2 - -

Price: $520,000
Method: Sale
Date: 03/12/2024
Property Type: Strata Unit - Conjoined

Agent Comments

Account - Jellis Craig | P: 03 94321444

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