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	23/6 Hensley Road, Lalor Vic 3075

Indicative selling price

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

Range between $540,000 & $570,000

Median sale price

Median price $510,000 Property Type Unit Suburb Lalor

Period - From 01/10/2024 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	1/25 Dickens St LALOR 3075	$566,000	16/11/2024
2			
3			

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: 19/03/2025 09:07

23/6 Hensley Road, Lalor Vic 3075

Laura Mancin
03 9070 5095
0419 343 928
lauramancin@jelliscraig.com.au



2 1 1

Property Type: Unit (Res)

Agent Comments

Indicative Selling Price
$540,000 - $570,000
Median Unit Price
December quarter 2024: $510,000

Comparable Properties



1/25 Dickens St LALOR 3075 (REI/VG)

2 1 1

Price: $566,000
Method: Auction Sale
Date: 16/11/2024
Property Type: Unit
Land Size: 155 sqm approx

Agent Comments

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.

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