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 West Court, Lalor Vic 3075

Indicative selling price

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

Single price: $680,000

Median sale price

Median price: $735,000 Property Type: House Suburb: Lalor

Period - From: 01/01/2025 to: 31/03/2025 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	286 Dalton Rd LALOR 3075	$684,000	10/05/2025
2	9 Begonia Ct LALOR 3075	$687,000	10/05/2025
3	30 Newton Cr LALOR 3075	$680,000	11/03/2025

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: 24/05/2025 15:40

4 West Court, Lalor Vic 3075

Nelson Alexander



3 1 2

Property Type: House
Land Size: 884 sqm approx

Agent Comments

Indicative Selling Price
$680,000
Median House Price
March quarter 2025: $735,000

Comparable Properties



286 Dalton Rd LALOR 3075 (REI)

3 1 4

Price: $684,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)

Agent Comments



9 Begonia Ct LALOR 3075 (REI)

3 1 4

Price: $687,000
Method: Auction Sale
Date: 10/05/2025
Property Type: House (Res)
Land Size: 578 sqm approx

Agent Comments



30 Newton Cr LALOR 3075 (REI/VG)

3 1 3

Price: $680,000
Method: Private Sale
Date: 11/03/2025
Property Type: House
Land Size: 676 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 9490 2900 | F: 03 9497 1133

REIV THE DIFFERENCE | propertydata.com.au

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