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	20 Rosemary Drive, Lalor Vic 3075

Indicative selling price

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

Single price $660,000

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	61 Childs Rd LALOR 3075	$650,000	08/02/2025
2	9 Ethel Av LALOR 3075	$651,000	13/01/2025
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: 28/04/2025 16:32

20 Rosemary Drive, Lalor Vic 3075

Laura Mancin
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3 1

Rooms: 4
Property Type: House
Land Size: 540.262 sqm approx

Agent Comments

Indicative Selling Price
$660,000
Median House Price
March quarter 2025: $735,000

Comparable Properties



61 Childs Rd LALOR 3075 (REI/VG)

3 1 1

Price: $650,000
Method: Private Sale
Date: 08/02/2025
Property Type: House
Land Size: 534 sqm approx

Agent Comments



9 Ethel Av LALOR 3075 (REI)

3 1 1

Price: $651,000
Method: Private Sale
Date: 13/01/2025
Property Type: House (Res)
Land Size: 585 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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