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	22 Teal Crescent, Lalor Vic 3075

Indicative selling price

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

Range between $670,000 & $720,000

Median sale price

Median price $755,000 Property Type House Suburb Lalor

Period - From 01/04/2025 to 30/06/2025 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	45 Mindoro Cr LALOR 3075	$708,000	05/07/2025
2	25 Kenna Dr LALOR 3075	$712,000	14/05/2025
3	24 Kingsway Dr LALOR 3075	$693,000	21/03/2025

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: 19/08/2025 16:03

22 Teal Crescent, Lalor Vic 3075

Nelson Alexander



3 1 1

Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$670,000 - $720,000
Median House Price
June quarter 2025: $755,000

Comparable Properties



45 Mindoro Cr LALOR 3075 (REI)

3 1 1

Price: $708,000
Method: Auction Sale
Date: 05/07/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



25 Kenna Dr LALOR 3075 (REI/VG)

3 2 2

Price: $712,000
Method: Private Sale
Date: 14/05/2025
Property Type: House
Land Size: 280 sqm approx

Agent Comments



24 Kingsway Dr LALOR 3075 (REI/VG)

3 1 4

Price: $693,000
Method: Private Sale
Date: 21/03/2025
Property Type: House
Land Size: 527 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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