Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	9 Norseman Court, Lara VIC 3212

Indicative selling price

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

Range between $625,000 & $675,000

Median sale price

Median price $670,000 Property Type House Suburb Lara

Period - From 23/04/2025 to 21/10/2025 Source Cotality™

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
49 McClelland Avenue Lara VIC 3212	$655,450	16/08/2025
21 Wingara Drive Lara VIC 3212	$675,000	17/07/2025
6 Henderson Drive Lara VIC 3212	$637,000	15/07/2025

This Statement of Information was prepared on: 23/10/2025