

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

1/79 DERRICK STREET LALOR VIC 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Lalor

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

3/38 WILLIAM STREET LALOR VIC 3075	\$601,000	22-Nov-25
2/23 CHERRY COURT LALOR VIC 3075	\$590,000	02-Feb-26
1/25 DICKENS STREET LALOR VIC 3075	\$605,000	06-Oct-25

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 6 months.~~

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Priscilla Selloyee

M 0435978759

E priscillaselloyee@maisonreal.com.au



3/38 WILLIAM STREET LALOR VIC 3075

Sold Price

\$601,000

Sold Date

22-Nov-25

2 1 1

Distance

0.16km



2/23 CHERRY COURT LALOR VIC 3075

Sold Price

^{RS} **\$590,000**

Sold Date

02-Feb-26

2 1 1

Distance

0.76km



1/25 DICKENS STREET LALOR VIC 3075

Sold Price

\$605,000

Sold Date

06-Oct-25

2 1 1

Distance

1km



2/25 DICKENS STREET LALOR VIC 3075

Sold Price

\$618,888

Sold Date

20-Oct-25

2 1 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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