

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

6 Guam Court, Lalor Vic 3075

Indicative selling price

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

Range between \$940,000

&

\$1,030,000

Median sale price

Median price \$785,000

Property Type House

Suburb Lalor

Period - From 01/07/2025

to

30/06/2026

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	24 Friendship Av MILL PARK 3082	\$950,000	22/06/2026
2	28 Silky Oak Dr BUNDOORA 3083	\$1,050,000	09/05/2026
3	27 Woolnough Dr MILL PARK 3082	\$1,010,000	11/04/2026

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:

17/08/2026 09:32



6 2 2

Rooms: 7

Property Type: House

Land Size: 583 sqm approx

Agent Comments

Indicative Selling Price

\$940,000 - \$1,030,000

Median House Price

Year ending June 2026: \$785,000

Comparable Properties



24 Friendship Av MILL PARK 3082 (REI/VG)

Agent Comments

5 2 4

Price: \$950,000

Method: Private Sale

Date: 22/06/2026

Property Type: House (Res)

Land Size: 556 sqm approx



28 Silky Oak Dr BUNDOORA 3083 (REI)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 455 sqm approx



27 Woolnough Dr MILL PARK 3082 (REI/VG)

Agent Comments

5 2 6

Price: \$1,010,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 653 sqm approx

Account - iHomes Real Estate | P: 03 9899 7888 | F: 03 9899 8822