

# 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

2/24 David Street, Lalor Vic 3075

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$550,000

### Median sale price

Median price \$595,000

Property Type Unit

Suburb Lalor

Period - From 01/04/2026

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 | 3/7 Wilgah St THOMASTOWN 3074  | \$515,000 | 19/09/2026   |
| 2 | 1/10 Hensley Rd LALOR 3075     | \$532,500 | 15/08/2026   |
| 3 | 3/6 Kellerher St LALOR 3075    | \$495,000 | 30/05/2026   |

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:

22/09/2026 09:36

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**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2026: \$595,000



**Property Type:** Unit  
**Agent Comments**

## Comparable Properties



**3/7 Wilgah St THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$515,000  
**Method:** Auction Sale  
**Date:** 19/09/2026  
**Property Type:** Unit  
**Land Size:** 157 sqm approx

**1/10 Hensley Rd LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$532,500  
**Method:** Auction Sale  
**Date:** 15/08/2026  
**Property Type:** Unit  
**Land Size:** 179 sqm approx



**3/6 Kellerher St LALOR 3075 (REI)**

**Agent Comments**



**Price:** \$495,000  
**Method:** Auction Sale  
**Date:** 30/05/2026  
**Property Type:** Unit

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