

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

328 Edgars Road, Lalor Vic 3075

Indicative selling price

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

Single price \$739,000

Median sale price

Median price \$736,000

Property Type House

Suburb Lalor

Period - From 01/10/2024

to 30/09/2025

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	296 Edgars Rd LALOR 3075	\$758,000	25/10/2025
2	385 Edgars Rd LALOR 3075	\$760,000	03/09/2025
3	266 Edgars Rd LALOR 3075	\$730,000	07/07/2025

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:

22/11/2025 13:12



Property Type:
Agent Comments

Indicative Selling Price
\$739,000

Median House Price
Year ending September 2025: \$736,000

Comparable Properties



296 Edgars Rd LALOR 3075 (REI)

Agent Comments



Price: \$758,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)



385 Edgars Rd LALOR 3075 (REI/VG)

Agent Comments



Price: \$760,000
Method: Sold Before Auction
Date: 03/09/2025
Property Type: House (Res)
Land Size: 535 sqm approx



266 Edgars Rd LALOR 3075 (REI/VG)

Agent Comments



Price: \$730,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 525 sqm approx