

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

15 CADENCE AVENUE LARA VIC 3212

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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Lara

Period-from

01 Jun 2025

to

31 May 2026

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 18 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

33 MATHIESON PLACE LARA VIC 3212	\$850,000	19-Mar-26
22 MATHIESON PLACE LARA VIC 3212	\$880,000	21-May-26
20 STILT COURT LARA VIC 3212	\$847,000	12-Dec-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 30 June 2026



33 MATHIESON PLACE LARA VIC 3212

4 2 2

Sold Price

\$850,000

Sold Date

19-Mar-26

Distance

0.91km



22 MATHIESON PLACE LARA VIC 3212

4 2 2

Sold Price

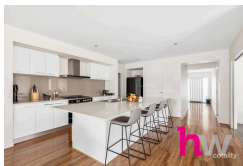
^{RS} **\$880,000**

Sold Date

21-May-26

Distance

0.99km



20 STILT COURT LARA VIC 3212

4 2 2

Sold Price

\$847,000

Sold Date

12-Dec-25

Distance

1.21km



2 PRIMROSE COURT LARA VIC 3212

4 2 2

Sold Price

\$900,000

Sold Date

17-Dec-25

Distance

1.81km



54 BENETTI DRIVE LARA VIC 3212

4 2 2

Sold Price

\$875,000

Sold Date

18-Dec-25

Distance

2.55km

RS = Recent sale

UN = Undisclosed Sale

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