

## 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

400 STATION 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,500

Property type

House

Suburb

Lalor

Period-from

01 May 2025

to

30 Apr 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

6 GRATWICK STREET LALOR VIC 3075	\$835,000	14-Mar-26
13 CUTLER COURT LALOR VIC 3075	\$835,000	17-Dec-25
60 DICKENS STREET LALOR VIC 3075	\$937,000	16-Aug-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.~~

This Statement of Information was prepared on: 29 May 2026


**6 GRATWICK STREET LALOR VIC 3075**
 3  1  2

Sold Price

**\$835,000**

Sold Date

**14-Mar-26**

Distance

**0.06km**

**13 CUTLER COURT LALOR VIC 3075**
 3  1  2

Sold Price

Sold Date

**17-Dec-25**

Distance

**0.47km**

**60 DICKENS STREET LALOR VIC 3075**
 2  1  2

Sold Price

**\$937,000**

Sold Date

**16-Aug-25**

Distance

**0.63km**

RS = Recent sale

UN = Undisclosed Sale

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