

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

33 Caddys Road, Lara VIC 3212

Indicative selling price

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

Range between

\$950,000

&

\$1,040,000

Median sale price

Median price

\$713,000

Property Type

House

Suburb

Lara

Period - From

01/02/2026

to

27/09/2026

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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
14 Martain Avenue, Lara, VIC 3212	\$1,010,000	29/07/2026
11 Birdwood Court Lara VIC 3212	\$1,030,000	19/03/2026
69 Curletts Road, Lara, Vic 3212	\$1,120,000	15/07/2026

This Statement of Information was prepared on:

28/09/2026