

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 TURELLA COURT LALOR VIC 3075

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$543,500

Property type

Unit

Suburb

Lalor

Period-from

01 Mar 2025

to

28 Feb 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

8 OSTIA COURT THOMASTOWN VIC 3074	\$1,017,000	25-Oct-25
6 CHELSEA COURT THOMASTOWN VIC 3074	\$940,000	29-Nov-25
20 RAKIA DRIVE LALOR VIC 3075	\$1,110,000	14-Mar-26

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: 31 March 2026

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8 OSTIA COURT THOMASTOWN VIC 3074

3 2 2

Sold Price

\$1,017,000

Sold Date

25-Oct-25

Distance

1.29km



6 CHELSEA COURT THOMASTOWN VIC 3074

4 2 2

Sold Price

\$940,000

Sold Date

29-Nov-25

Distance

1.87km



20 RAKIA DRIVE LALOR VIC 3075

3 2 2

Sold Price

^{RS} **\$1,110,000**

Sold Date

14-Mar-26

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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