

## 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](http://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

\$546,000

Property type

Unit

Suburb

Lalor

Period-from

01 Apr 2025

to

31 Mar 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 CHELSEA COURT THOMASTOWN VIC 3074	\$940,000	29-Nov-25
20 RAKIA DRIVE LALOR VIC 3075	\$1,110,000	14-Mar-26
21 OSTIA COURT THOMASTOWN VIC 3074	\$1,010,000	06-Dec-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: 24 April 2026

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**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 <sup>RS</sup> **\$1,110,000** Sold Date **14-Mar-26**

Distance **0.4km**



**21 OSTIA COURT THOMASTOWN VIC 3074**

 3  2  2

Sold Price **\$1,010,000** Sold Date **06-Dec-25**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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