

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

3 JEAN STREET 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

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,500

Property type

Unit

Suburb

Lalor

Period-from

01 Feb 2025

to

31 Jan 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

1/9 MAXWELL STREET LALOR VIC 3075	\$688,000	02-Dec-25
1/57 CURTIN AVENUE LALOR VIC 3075	\$660,000	31-Jan-26
103A HAWKES DRIVE MILL PARK VIC 3082	\$660,000	16-Feb-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: 18 February 2026



1/9 MAXWELL STREET LALOR VIC 3075

 3  1  1

Sold Price

\$688,000

Sold Date **02-Dec-25**

Distance **0.32km**



1/57 CURTIN AVENUE LALOR VIC 3075

 3  1  1

Sold Price

^{RS} **\$660,000**

Sold Date **31-Jan-26**

Distance **0.96km**



103A HAWKES DRIVE MILL PARK VIC 3082

 3  1  1

Sold Price

Sold Date **16-Feb-26**

Distance **1.54km**

RS = Recent sale **UN** = Undisclosed Sale

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