

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

1/70 Messmate Street, Lalor Vic 3075

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$602,500 Property Type Unit Suburb Lalor

Period - From 07/07/2025 to 06/07/2026 Source Property Data

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 six 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	1/79 Derrick St LALOR 3075	\$599,999	01/05/2026
2	1/27 Travers St THOMASTOWN 3074	\$572,000	25/03/2026
3	2/23 Cherry Ct LALOR 3075	\$590,000	02/02/2026

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 six months.~~

This Statement of Information was prepared on:

07/07/2026 14:30