

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 WINN GROVE 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

\$700,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Lalor

Period-from

01 Dec 2026

to

30 Jun 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

120 DAREBIN DRIVE THOMASTOWN VIC 3074	\$742,500	04-Jul-26
14 EVANS STREET LALOR VIC 3075	\$695,000	07-Jun-26
15 DERNA CRESCENT LALOR VIC 3075	\$696,250	01-Jul-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: 14 July 2026



**120 DAREBIN DRIVE
THOMASTOWN VIC 3074**

 3
  1
  -

Sold Price

^{RS}

\$742,500

Sold Date

04-Jul-26

Distance

0.35km



14 EVANS STREET LALOR VIC 3075

 3
  1
  1

Sold Price

\$695,000

Sold Date

07-Jun-26

Distance

1.27km



**15 DERNA CRESCENT LALOR VIC
3075**

 3
  1
  -

Sold Price

^{RS}

\$696,250

Sold Date

01-Jul-26

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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