

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Majestic Way, Lara Vic 3212

Indicative selling price

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

Range between \$739,000 & \$799,000

Median sale price

Median price \$680,000 Property Type House Suburb Lara

Period - From 01/04/2025 to 30/06/2025 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

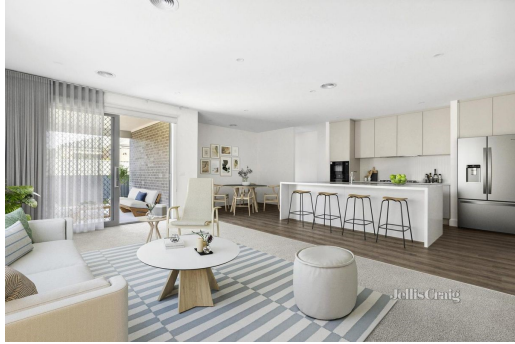
Address of comparable property		Price	Date of sale
1	22 Coridale Blvd LARA 3212	\$750,000	08/07/2025
2	27-28 Sparrow Ct LARA 3212	\$797,000	07/07/2025
3	27 Weerana Way LARA 3212	\$762,000	13/05/2025

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

16/07/2025 14:58



4 2 4

Property Type: House
Land Size: 420 sqm approx
Agent Comments

Indicative Selling Price
\$739,000 - \$799,000
Median House Price
June quarter 2025: \$680,000

Comparable Properties



22 Coridale Blvd LARA 3212 (REI)

Agent Comments

4 2 2

Price: \$750,000
Method: Private Sale
Date: 08/07/2025
Property Type: House
Land Size: 456 sqm approx



27-28 Sparrow Ct LARA 3212 (REI)

Agent Comments

4 2 2

Price: \$797,000
Method: Private Sale
Date: 07/07/2025
Property Type: House
Land Size: 781 sqm approx



27 Weerana Way LARA 3212 (REI/VG)

Agent Comments

4 2 2

Price: \$762,000
Method: Private Sale
Date: 13/05/2025
Property Type: House
Land Size: 639 sqm approx

Account - Jellis Craig | P: 03 5222 7325