

# 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 and  
postcode

26 Sheeran Crescent, Lara VIC 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$640,000

&

\$700,000

### Median sale price

Median price

\$680,000

Property Type

House

Suburb

Lara

Period - From

01/10/2024

to

13/07/2025

Source

price\_finder

### 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 eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
11 Upton Court Lara VIC	\$676,500	01/01/2025
8 Penny Court Lara VIC	\$690,000	12/02/2025
2 Allister Court Lara, 3212	\$620,000	06/03/2025

This Statement of Information was prepared on:

15/07/2025