

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

99 HOMESTEAD DRIVE LARA VIC 3212

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

\$789,000

&

\$859,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Lara

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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

60 KETTLEWELL DRIVE LARA VIC 3212	\$845,000	20-Oct-25
217 OHALLORANS ROAD LARA VIC 3212	\$860,000	20-Jun-25
22 SPOTTED GUM DRIVE LARA VIC 3212	\$830,000	16-Aug-25

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: 18 December 2025



60 KETTLEWELL DRIVE LARA VIC 3212

Sold Price

\$845,000

Sold Date

20-Oct-25



4



2



2

Distance

1.12km



217 OHALLORANS ROAD LARA VIC 3212

Sold Price

\$860,000

Sold Date

20-Jun-25



4



2



2

Distance

0.76km



22 SPOTTED GUM DRIVE LARA VIC 3212

Sold Price

\$830,000

Sold Date

16-Aug-25



4



2



2

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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