

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

4/5 CANOPUS CRESCENT 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

\$539,000

&

\$579,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Lara

Period-from

01 Jan 2025

to

31 Dec 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

15 MOSSMAN STREET LARA VIC 3212	\$580,000	27-Oct-25
1/11 WALKERS ROAD LARA VIC 3212	\$555,000	02-Oct-25
3/110 FLINDERS AVENUE LARA VIC 3212	\$562,000	17-Dec-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: 06 January 2026



**15 MOSSMAN STREET LARA VIC
3212**

 3  2  1

Sold Price

\$580,000

Sold Date

27-Oct-25

Distance

4.47km



**1/11 WALKERS ROAD LARA VIC
3212**

 3  1  2

Sold Price

\$555,000

Sold Date

02-Oct-25

Distance

0.34km



3/110 FLINDERS AVENUE LARA VIC Sold Price

\$562,000

Sold Date

11-Jul-18

 3  2  2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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