

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

15 BERICE 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

\$1,390,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$684,500

Property type

House

Suburb

Lara

Period-from

01 Feb 2025

to

31 Jan 2026

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

35 ST ANDREWS DRIVE LARA VIC 3212	\$1,500,000	24-Nov-25
135 KEES ROAD LARA VIC 3212	\$1,450,000	05-Feb-26
78 BUCKINGHAM STREET LARA VIC 3212	\$1,370,000	28-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: 16 February 2026



35 ST ANDREWS DRIVE LARA VIC 3212

Sold Price

^{RS}

\$1,500,000

Sold Date

24-Nov-25



4



1



18

Distance

0.78km



135 KEES ROAD LARA VIC 3212

Sold Price

^{RS}

\$1,450,000

Sold Date

05-Feb-26



4



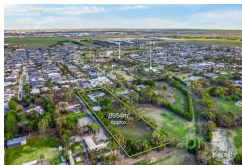
2



5

Distance

3.56km



78 BUCKINGHAM STREET LARA VIC 3212

Sold Price

\$1,370,000

Sold Date

28-Aug-25



4



2



6

Distance

3.73km

RS = Recent sale

UN = Undisclosed Sale

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