

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

36 FLORET 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

\$809,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lara

Period-from

01 Jul 2025

to

30 Jun 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

1 GOODENIA AVENUE LARA VIC 3212	\$840,000	16-Jun-26
33 MATHIESON PLACE LARA VIC 3212	\$850,000	19-Mar-26
22 MATHIESON PLACE LARA VIC 3212	\$880,000	21-May-26

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.~~

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PROPERTY GROUP

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1 GOODENIA AVENUE LARA VIC 3212

4 2 1

Sold Price

^{RS} **\$840,000**

Sold Date

16-Jun-26

Distance

0.24km



33 MATHIESON PLACE LARA VIC 3212

4 2 2

Sold Price

\$850,000

Sold Date

19-Mar-26

Distance

1.72km



22 MATHIESON PLACE LARA VIC 3212

4 2 2

Sold Price

^{RS} **\$880,000**

Sold Date

21-May-26

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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