

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

42 FOREST ROAD NORTH 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

\$570,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Lara

Period-from

01 Aug 2025

to

31 Jul 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

2/5 SCARLETT GROVE LARA VIC 3212	\$585,000	29-Oct-25
12/48-58 STATION LAKE ROAD LARA VIC 3212	\$595,000	07-Nov-25
1/38 PATULLOS ROAD LARA VIC 3212	\$605,000	08-Nov-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: 12 August 2026



PROPERTY GROUP

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2/5 SCARLETT GROVE LARA VIC 3212

3 2 1

Sold Price

\$585,000

Sold Date

29-Oct-25

Distance

1.97km



12/48-58 STATION LAKE ROAD LARA VIC 3212

3 2 1

Sold Price

\$595,000

Sold Date

-

Distance

0km



1/38 PATULLOS ROAD LARA VIC 3212

3 2 1

Sold Price

\$605,000

Sold Date

08-Nov-25

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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