

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

49 RIDGEBANK STREET 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

\$740,000

&

\$814,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$713,000

Property type

Other

Suburb

Lara

Period-from

01 Sep 2025

to

31 Aug 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

8 WETHERBY CIRCUIT LARA VIC 3212	\$870,000	02-Sep-26
1 SPREE PLACE LARA VIC 3212	\$730,000	26-Aug-26
16 VERDANT STREET LARA VIC 3212	\$830,000	24-Aug-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.~~

This Statement of Information was prepared on: 09 September 2026



8 WETHERBY CIRCUIT LARA VIC 3212

Sold Price

^{RS}

\$870,000

Sold Date

02-Sep-26

 4

 2

 2

Distance

1.74km



1 SPREE PLACE LARA VIC 3212

Sold Price

^{RS}

\$730,000

Sold Date

26-Aug-26

 4

 2

 2

Distance

0.86km



16 VERDANT STREET LARA VIC 3212

Sold Price

^{RS}

\$830,000

Sold Date

24-Aug-26

 4

 2

 2

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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