

# 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  
8 Norseman Court, Lara, Vic 3212

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$749,000

& \$799,000

### Median sale price

Median price \$728,500 Property type House Suburb Lara

Period - From 01/11/2025 to 31/01/2026 Source  PropTrack

### 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 eighteen 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
5 Foot Court, Lara, VIC 3212	\$768,000	27/03/2025
33 Henderson Drive, Lara, VIC 3212	\$750,000	24/01/2025
12 Boydell Court, Lara, VIC 3212	\$800,000	08/08/2025

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 eighteen months.

This Statement of Information was prepared on: 12/02/2026