Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	15 FITZROY STREET LAVERTON VIC 3028

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	$590,000	&	$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$582,000	Property type	House	Suburb	Laverton
Period-from	01 May 2024	to	30 Apr 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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
53 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028	$645,000	08-May-25
4 LUNN COURT ALTONA MEADOWS VIC 3028	$600,000	05-Feb-25
39 FITZROY STREET LAVERTON VIC 3028	$582,500	27-Mar-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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53 EPSOM STREET SOUTH ALTONA MEADOWS VIC 3028

3 1 1

Sold Price RS $645,000 Sold Date 08-May-25

Distance 0.38km

4 LUNN COURT ALTONA MEADOWS VIC 3028

3 1 2

Sold Price $600,000 Sold Date 05-Feb-25

Distance 1.01km

39 FITZROY STREET LAVERTON VIC 3028

3 1 2

Sold Price $582,500 Sold Date 27-Mar-25

Distance 0.15km

RS = Recent sale **UN** = Undisclosed Sale

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