

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

2/3 CHIRNSIDE CRESCENT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Laverton

Period-from

01 Jul 2024

to

30 Jun 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

1/3 CHIRNSIDE CRESCENT LAVERTON VIC 3028	\$505,000	11-Jul-25
2/18 WRIGHT STREET LAVERTON VIC 3028	\$530,000	30-Jun-25
3/92 BLADIN STREET LAVERTON VIC 3028	\$512,000	02-Apr-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.~~

This Statement of Information was prepared on: 17 July 2025



1/3 CHIRNSIDE CRESCENT LAVERTON VIC 3028

3 1 1

Sold Price

^{RS} **\$505,000**

Sold Date

11-Jul-25

Distance

0km



2/18 WRIGHT STREET LAVERTON VIC 3028

3 1 2

Sold Price

^{RS} **\$530,000**

Sold Date

30-Jun-25

Distance

1.22km



3/92 BLADIN STREET LAVERTON VIC 3028

3 1 1

Sold Price

\$512,000

Sold Date

02-Apr-25

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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