

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

1/55 OLD GEELONG ROAD 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Laverton

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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
3/31 WILLIAMS ROAD LAVERTON VIC 3028	\$500,000	17-Aug-25
2/12 SUMERS STREET LAVERTON VIC 3028	\$525,000	10-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: 20 August 2025



**1/3 CHIRNSIDE CRESCENT
 LAVERTON VIC 3028**

 3  1  1

Sold Price

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

Sold Date

11-Jul-25

Distance

0.25km



**3/31 WILLIAMS ROAD LAVERTON
 VIC 3028**

 2  1  1

Sold Price

^{RS} **\$500,000**

Sold Date

17-Aug-25

Distance

1.48km



**2/12 SUMERS STREET LAVERTON
 VIC 3028**

 2  1  1

Sold Price

\$525,000

Sold Date

10-Apr-25

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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