

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

1/61 WACKETT 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

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Laverton

Period-from

01 Jan 2025

to

31 Dec 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

1A ARMSTRONG STREET LAVERTON VIC 3028	\$579,500	16-Jul-25
1/12 SUMERS STREET LAVERTON VIC 3028	\$590,000	11-Apr-25
2/4 COBBY STREET LAVERTON VIC 3028	\$590,000	22-Jul-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: 10 January 2026


**1A ARMSTRONG STREET
LAVERTON VIC 3028**
 3
  1
  1

Sold Price

\$579,500

Sold Date

16-Jul-25

Distance

0.51km

**1/12 SUMERS STREET LAVERTON
VIC 3028**
 3
  2
  1

Sold Price

\$590,000

Sold Date

11-Apr-25

Distance

0.53km

**2/4 COBBY STREET LAVERTON
VIC 3028**
 3
  2
  2

Sold Price

Sold Date

22-Jul-25

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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