

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 CHARLESWORTH 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Laverton

Period-from

01 Jun 2025

to

31 May 2026

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

| | | |
|-------------------------------------|-----------|-----------|
| 133 BLADIN STREET LAVERTON VIC 3028 | \$700,000 | 11-Feb-26 |
| 32 ULM STREET LAVERTON VIC 3028 | \$675,000 | 03-Dec-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: 03 June 2026


**133 BLADIN STREET LAVERTON
VIC 3028**
 3
  1
  2

Sold Price

\$700,000

Sold Date

11-Feb-26

Distance

0.54km

**32 ULM STREET LAVERTON VIC
3028**
 3
  1
  2

Sold Price

\$675,000

Sold Date

03-Dec-25

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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