

## 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

30 WHITTAKER AVENUE LAVERTON VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,500

Property type

House

Suburb

Laverton

Period-from

01 Mar 2024

to

28 Feb 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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 35 THOMSON AVENUE LAVERTON VIC 3028  | \$637,000 | 31-Aug-24 |
| 7 HILLMAN STREET LAVERTON VIC 3028   | \$625,000 | 20-Feb-25 |
| 14A HILLMAN STREET LAVERTON VIC 3028 | \$605,000 | 13-Jan-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: 12 March 2025

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**35 THOMSON AVENUE LAVERTON  
VIC 3028**

Sold Price

**\$637,000**

Sold Date

**31-Aug-24**

3

2

1

Distance

**0.13km**



**7 HILLMAN STREET LAVERTON VIC  
3028**

Sold Price

<sup>RS</sup> **\$625,000**

Sold Date

**20-Feb-25**

3

1

3

Distance

**0.28km**



**14A HILLMAN STREET LAVERTON  
VIC 3028**

Sold Price

<sup>RS</sup> **\$605,000**

Sold Date

**13-Jan-25**

3

2

1

Distance

**0.33km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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