

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

12 AILSA STREET LAVERTON VIC

Address
Including suburb and postcode

Indicative selling price

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

or range
Single

Price &
between

600,000

660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Laverton

Period-from

01 Nov 2024

to

31 Oct 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

148 ALMA AVENUE LAVERTON VIC 3028

\$650,000

136 ALMA AVENUE LAVERTON VIC 3028

\$620,000

20-Jun-25

OR

17- Nov -25

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: 27 November 2025



148 ALMA AVENUE LAVERTON VIC Sold Price
3028

RS \$650,000 Sold Date 17-Nov-25

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Distance 0.09km



136 ALMA AVENUE LAVERTON VIC Sold Price
3028

\$620,000 Sold Date 20-Jun-25

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Distance 0.19km

RS = Recent sale

UN = Undisclosed Sale

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