

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale	Э						
	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	Prop	erty type		House	Suburb	Laverton
Period-from	01 Nov 2024	to 31 Oct 2025			Source	9	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					Pric	е	Date of sale
148 ALMA AVENUE LAVERTON VIC 3028					\$6	650,000	
136 ALMA AVENUE LAVERTON VIC 3028					\$6	320,000	20-Jun-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: 27 November 2025



17- Nov -25



148 ALMA AVENUE LAVERTON VIC Sold Price 3028

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

Distance 0.09km



136 ALMA AVENUE LAVERTON VIC Sold Price 3028

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

Distance 0.19km

first national Lakra

RS = Recent sale UN = Undisclosed Sale

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