

## 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

18 BELLIN STREET 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

\$579,000

&

\$629,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,250

Property type

House

Suburb

Laverton

Period-from

01 Jul 2024

to

30 Jun 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

6 BARWISE STREET LAVERTON VIC 3028	610000	29-Apr-25
7 HILLMAN STREET LAVERTON VIC 3028	625000	10-Feb-25
5 DONALD STREET LAVERTON VIC 3028	600000	31-May-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: 14 July 2025



**6 BARWISE STREET LAVERTON VIC 3028**

3 1 2

Sold Price

**610000** Sold Date **29-Apr-25**

Distance **0.22km**



**7 HILLMAN STREET LAVERTON VIC 3028**

3 1 3

Sold Price

**625000** Sold Date **10-Feb-25**

Distance **0.21km**



**5 DONALD STREET LAVERTON VIC 3028**

3 1 3

Sold Price

<sup>RS</sup> **600000** Sold Date **31-May-25**

Distance **1.48km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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