

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

2/55 OLD GEELONG ROAD 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

\$470,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Laverton

Period-from

01 Aug 2024

to

31 Jul 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

1/3 CHIRNSIDE CRESCENT LAVERTON VIC 3028	\$505,000	11-Jul-25
2/4 ULM STREET LAVERTON VIC 3028	\$485,000	07-Aug-25
2/27 HEFFERNAN STREET LAVERTON VIC 3028	\$482,000	11-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: 20 August 2025


**1/3 CHIRNSIDE CRESCENT
LAVERTON VIC 3028**
 3  1  1

Sold Price

^{RS}
\$505,000

Sold Date

11-Jul-25

Distance

0.25km

**2/4 ULM STREET LAVERTON VIC
3028**
 2  2  1

Sold Price

^{RS}
\$485,000

Sold Date

07-Aug-25

Distance

1.26km

**2/27 HEFFERNAN STREET
LAVERTON VIC 3028**
 2  1  1

Sold Price

\$482,000

Sold Date

11-Jun-25

Distance

1.86km
RS = Recent sale

UN = Undisclosed Sale

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