Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	9
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postcode	Address Including suburb and postcode	2 Eades Street, Laverton, Vic 3028
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting				
range between	\$650,000	&	\$695,000	

Median sale price

Median price		\$540,000	Property type	Unit		Suburb	Laverton
Period - From	01/05/2025	to	31/07/2025	Source	Prop	Track	

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 six 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
81 Bladin Street, Laverton, VIC 3028	\$660,000	21/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/08/2025

