

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

3/31 WILLIAMS 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,250

Property type

Unit

Suburb

Laverton

Period-from

01 Jun 2024

to

31 May 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

1/52-54 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$520,000	12-Feb-25
4/52-54 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028	\$520,000	06-May-25
4/3 BELLIN STREET LAVERTON VIC 3028	\$460,000	21-Mar-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: 30 June 2025



1/52-54 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

\$520,000

Sold Date

12-Feb-25

Distance

0.92km



4/52-54 GRACE STREET SOUTH ALTONA MEADOWS VIC 3028

 2  1  1

Sold Price

Sold Date

06-May-25

Distance

0.92km



4/3 BELLIN STREET LAVERTON VIC 3028

 2  1  1

Sold Price

\$460,000

Sold Date

21-Mar-25

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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