

## 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

9/161-165 RAILWAY AVENUE 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

\$300,000

&

\$320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,450

Property type

Unit

Suburb

Laverton

Period-from

01 May 2024

to

30 Apr 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

2/1 GRACE STREET LAVERTON VIC 3028	\$365,000	03-Feb-25
4/3 BELLIN STREET LAVERTON VIC 3028	-	02-Apr-25
2/118 BLADIN STREET LAVERTON VIC 3028	\$421,000	01-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: 06 May 2025



**2/1 GRACE STREET LAVERTON VIC 3028** Sold Price **\$365,000** Sold Date **03-Feb-25**

 2  1  1

Distance **1km**



**4/3 BELLIN STREET LAVERTON VIC 3028** Sold Price <sup>RS</sup> - Sold Date **02-Apr-25**

 2  1  1

Distance **2.11km**



**2/118 BLADIN STREET LAVERTON VIC 3028** Sold Price <sup>RS</sup> **\$421,000** Sold Date **01-May-25**

 2  1  1

Distance **1.37km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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