Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8a Cole Street Laverton, 3028

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Single price	$595,000

Median sale price

Median price	NOT PROVIDED	Property Type	HOUSE	Suburb	LAVERTON
Period - From	21-Jun-2024	to	20-Jun-2025	Source	Corelogic

Comparable property sales

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
1	1/12 Somers St Laverton	$590,000	13-May-2025
2	3/151 Bladin St Laverton	$587,500	01-Apr-2025
3	4/3-5 Barwise St Laverton	$580,000	26-Mar-2025

This statement of information was prepared on 12-Sep-2025 at 5:28:32 PM AEST