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	1/5 BELLIN STREET 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	$550,000	&	$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	Other	Suburb	Laverton
Period-from	01 Sep 2024	to	31 Aug 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
2/5 BELLIN STREET LAVERTON VIC 3028	$550,000	16-May-25
3/5 BELLIN STREET LAVERTON VIC 3028	$560,000	29-Jun-25
1/25 THOMSON AVENUE LAVERTON VIC 3028	$580,000	27-Aug-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: 12 September 2025

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2/5 BELLIN STREET LAVERTON VIC 3028

2 - -

Sold Price **$550,000** Sold Date **16-May-25**

Distance **0km**



3/5 BELLIN STREET LAVERTON VIC 3028

3 - -

Sold Price **$560,000** Sold Date **29-Jun-25**

Distance **0km**



1/25 THOMSON AVENUE LAVERTON VIC 3028

3 2 1

Sold Price RS **$580,000** Sold Date **27-Aug-25**

Distance **0.28km**

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

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