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	4/6 BRIGGS 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	$465,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$579,750	Property type	Unit	Suburb	Laverton
Period-from	01 Dec 2024	to	30 Nov 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
3/3 EVANS CRESCENT LAVERTON VIC 3028	$480,000	10-Sep-25
4/8 EATON PARADE LAVERTON VIC 3028	$485,000	03-Dec-24
2/4 ULM STREET LAVERTON VIC 3028	$485,000	25-Jul-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: 04 December 2025

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3/3 EVANS CRESCENT LAVERTON VIC 3028

2 1 1

Sold Price **$480,000** Sold Date **10-Sep-25**

Distance **0.45km**



4/8 EATON PARADE LAVERTON VIC 3028

2 1 1

Sold Price **$485,000** Sold Date **03-Dec-24**

Distance **0.57km**



2/4 ULM STREET LAVERTON VIC 3028

2 2 1

Sold Price Sold Date **25-Jul-25**

Distance **0.96km**

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

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