

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
3/25 HENDERSON 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	\$480,000	&	\$520,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$580,000	Property type	Unit	Suburb	Laverton
Period-from	01 Jan 2025	to	31 Dec 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
2/25 HENDERSON STREET LAVERTON VIC 3028	\$520,000	29-Jan-25
4/8 EATON PARADE LAVERTON VIC 3028	\$485,000	03-Dec-24
3/3 EVANS CRESCENT LAVERTON VIC 3028	\$480,000	10-Sep-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: 21 January 2026

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**2/25 HENDERSON STREET
LAVERTON VIC 3028**

2 2 1

Sold Price

\$520,000 Sold Date **29-Jan-25**

Distance

0km



**4/8 EATON PARADE LAVERTON
VIC 3028**

2 1 1

Sold Price

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

Distance

0.76km



**3/3 EVANS CRESCENT LAVERTON
VIC 3028**

2 1 1

Sold Price

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

Distance

0.77km

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

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