

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

\$460,000

&

\$506,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Laverton

Period-from

01 Feb 2025

to

31 Jan 2026

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

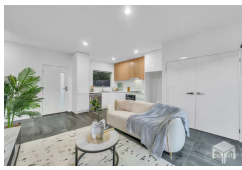
4/6 BRIGGS STREET LAVERTON VIC 3028	\$475,000	18-Dec-25
2/55 OLD GEELONG ROAD LAVERTON VIC 3028	\$470,000	07-Jan-26
5/59 RAILWAY AVENUE LAVERTON VIC 3028	\$481,000	25-Aug-25

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: 11 February 2026

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**4/6 BRIGGS STREET LAVERTON
VIC 3028**

2 1 1

Sold Price **\$475,000** Sold Date **18-Dec-25**

Distance **0.35km**



**2/55 OLD GEELONG ROAD
LAVERTON VIC 3028**

2 1 1

Sold Price ^{RS} **\$470,000** Sold Date **07-Jan-26**

Distance **0.28km**



**5/59 RAILWAY AVENUE
LAVERTON VIC 3028**

2 1 1

Sold Price **\$481,000** Sold Date **25-Aug-25**

Distance **1.81km**

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

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