

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

8 ORR COURT 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

\$620,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

House

Suburb

Laverton

Period-from

01 Sep 2025

to

31 Aug 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

31 OLD GEELONG ROAD LAVERTON VIC 3028	\$645,000	10-Jun-26
100 BLADIN STREET LAVERTON VIC 3028	\$645,000	29-May-26
117 ALMA AVENUE LAVERTON VIC 3028	\$620,000	06-Apr-26

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: 24 September 2026



**31 OLD GEELONG ROAD
 LAVERTON VIC 3028**

 3  1  3

Sold Price **\$645,000** Sold Date **10-Jun-26**

Distance **0.97km**



**100 BLADIN STREET LAVERTON
 VIC 3028**

 3  1  1

Sold Price

Sold Date **29-May-26**

Distance **0.26km**



**117 ALMA AVENUE LAVERTON VIC
 3028**

 3  1  3

Sold Price

\$620,000 Sold Date **06-Apr-26**

Distance **1.6km**

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

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