

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

2/44 ULM 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$579,750

Property type

Unit

Suburb

Laverton

Period-from

01 Nov 2024

to

31 Oct 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

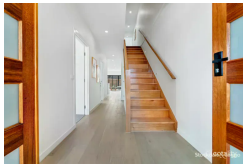
Date of sale

2/45 CROPLEY CRESCENT LAVERTON VIC 3028	\$680,000	28-Aug-25
3/28 WACKETT STREET LAVERTON VIC 3028	\$665,000	18-Aug-25
1/28 WACKETT STREET LAVERTON VIC 3028	\$650,000	28-Jun-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: 10 November 2025



**2/45 CROPLEY CRESCENT
LAVERTON VIC 3028**

 3  3  1

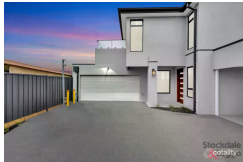
Sold Price

^{RS}

\$680,000

Sold Date **28-Aug-25**

Distance **1.51km**



**3/28 WACKETT STREET
LAVERTON VIC 3028**

 4  3  2

Sold Price

\$665,000

Sold Date **18-Aug-25**

Distance **0.56km**



**1/28 WACKETT STREET
LAVERTON VIC 3028**

 3  2  1

Sold Price

\$650,000

Sold Date **28-Jun-25**

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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