

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

\$660,000

&

\$680,000

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

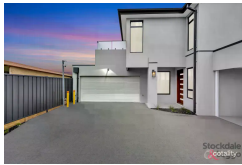
3/28 WACKETT STREET LAVERTON VIC 3028	\$665,000	18-Aug-25

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: 10 December 2025

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

 4  3  2

Sold Price **\$665,000** Sold Date **18-Aug-25**

Distance **0.56km**

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

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