

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

3/3 BELLIN 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Laverton

Period-from

01 Apr 2025

to

31 Mar 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

3/8 EATON PARADE LAVERTON VIC 3028	\$500,000	08-Dec-25
5/32 WACKETT STREET LAVERTON VIC 3028	\$505,000	22-Apr-26
2/55 ALMA AVENUE ALTONA MEADOWS VIC 3028	\$500,000	11-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: 29 April 2026



**3/8 EATON PARADE LAVERTON
VIC 3028**

 2  1  1

Sold Price **\$500,000** Sold Date **08-Dec-25**

Distance **0.5km**



**5/32 WACKETT STREET
LAVERTON VIC 3028**

 2  1  1

Sold Price ^{RS} **\$505,000** Sold Date **22-Apr-26**

Distance **0.63km**



**2/55 ALMA AVENUE ALTONA
MEADOWS VIC 3028**

 2  1  1

Sold Price ^{RS} **\$500,000** Sold Date **11-Apr-26**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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