

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

3/2 COBBY 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

Laverton

Period-from

01 Sep 2024

to

31 Aug 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

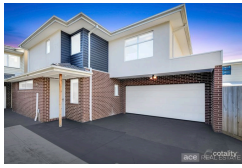
Date of sale

2/4 COBBY STREET LAVERTON VIC 3028	\$590,000	22-Jul-25
1/12 SUMERS STREET LAVERTON VIC 3028	\$590,000	11-Apr-25
1/37 WILLIAMS ROAD LAVERTON VIC 3028	\$590,000	26-Feb-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: 16 September 2025


**2/4 COBBY STREET LAVERTON
VIC 3028**
 3
  2
  2

Sold Price

\$590,000

Sold Date

22-Jul-25

Distance

0.02km

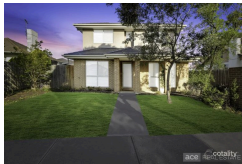
**1/12 SUMERS STREET LAVERTON
VIC 3028**
 3
  2
  1

Sold Price

Sold Date

11-Apr-25

Distance

0.15km

**1/37 WILLIAMS ROAD LAVERTON
VIC 3028**
 3
  2
  1

Sold Price

Sold Date

26-Feb-25

Distance

0.84km

RS = Recent sale

UN = Undisclosed Sale

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