

## 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

2A KAYE CRESCENT LAVERTON VIC 3028

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$610,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$586,250

Property type

Other

Suburb

Laverton

Period-from

01 Jul 2024

to

30 Jun 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

1/63 WACKETT STREET LAVERTON VIC 3028	\$612,500	10-Jun-25
148 BLADIN STREET LAVERTON VIC 3028	\$670,000	27-Feb-25
11 ORR COURT LAVERTON VIC 3028	\$617,500	07-Mar-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: 23 July 2025



**1/63 WACKETT STREET  
LAVERTON VIC 3028**

 3  2  1

Sold Price

<sup>RS</sup>

**\$612,500**

Sold Date

**10-Jun-25**

Distance

**0.6km**



**148 BLADIN STREET LAVERTON  
VIC 3028**

 3  2  1

Sold Price

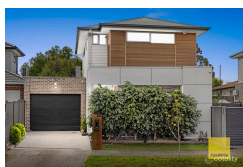
**\$670,000**

Sold Date

**27-Feb-25**

Distance

**1.09km**



**11 ORR COURT LAVERTON VIC  
3028**

 3  2  1

Sold Price

**\$617,500**

Sold Date

**07-Mar-25**

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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