

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

26 Beddoe Road, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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	7 Bellara St VERMONT 3133	\$1,195,000	08/01/2025
2	66 Mcclares Rd VERMONT 3133	\$1,176,000	19/10/2024
3	1 Woodcrest Rd VERMONT 3133	\$1,150,000	20/08/2024

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 six months.~~

This Statement of Information was prepared on:

12/02/2025 17:02



3 1 2

Property Type: House
Land Size: 611 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2024: \$1,328,500

Comparable Properties



7 Bellara St VERMONT 3133 (REI)

[Agent Comments](#)

3 2 2

Price: \$1,195,000
Method: Private Sale
Date: 08/01/2025
Property Type: House
Land Size: 724 sqm approx



66 McClares Rd VERMONT 3133 (REI/VG)

[Agent Comments](#)

3 2 2

Price: \$1,176,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 604 sqm approx



1 Woodcrest Rd VERMONT 3133 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$1,150,000
Method: Sold Before Auction
Date: 20/08/2024
Property Type: House (Res)
Land Size: 607 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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