

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

15 Hempstead Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,380,000

 &

\$1,500,000

Median sale price

Median price

\$1,485,000

 Property Type

House

 Suburb

Vermont South

Period - From

28/01/2024

 to

27/01/2025

 Source

Property Data

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	22 Minerva Cr VERMONT SOUTH 3133	\$1,460,000	24/01/2025
2	3 Kiama Ct VERMONT SOUTH 3133	\$1,400,000	01/01/2025
3	2 Huskey Ct VERMONT SOUTH 3133	\$1,480,000	30/11/2024

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:

28/01/2025 15:41



 5  2  2

Property Type: House (Res)

Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price

\$1,380,000 - \$1,500,000

Median House Price

28/01/2024 - 27/01/2025: \$1,485,000

Comparable Properties



22 Minerva Cr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,460,000

Method: Private Sale

Date: 24/01/2025

Property Type: House

Land Size: 774 sqm approx



3 Kiama Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  4

Price: \$1,400,000

Method: Private Sale

Date: 01/01/2025

Property Type: House

Land Size: 688 sqm approx



2 Huskey Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 5  3  2

Price: \$1,480,000

Method: Auction Sale

Date: 30/11/2024

Property Type: House (Res)

Land Size: 737 sqm approx

Account - Barry Plant | P: 03 9803 0400