

# 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

17 Torwood Drive, Vermont South Vic 3133
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,455,000
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 & 

\$1,555,000
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### Median sale price

Median price 

\$1,482,500
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 Property Type 

House
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 Suburb 

Vermont South
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Period - From 

01/01/2024
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 to 

31/12/2024
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 Source 

REIV
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### 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	99 Capital Av GLEN WAVERLEY 3150	\$1,610,000	14/12/2024
2			
3			

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: 

10/02/2025 21:58
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 6  3  2

**Property Type:** House  
**Land Size:** 654 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,455,000 - \$1,555,000  
**Median House Price**  
Year ending December 2024: \$1,482,500

## Comparable Properties



**99 Capital Av GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

 5  2  2

**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 14/12/2024  
**Property Type:** House (Res)  
**Land Size:** 940 sqm approx

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.