

# 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 6 Felgate Parade, Vermont South Vic 3133

### Indicative selling price

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

Range between \$1,880,000 & \$1,950,000

### 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	22a Elonara Rd VERMONT SOUTH 3133	\$1,820,000	09/01/2025
2	23 Felgate Pde VERMONT SOUTH 3133	\$1,938,000	19/11/2024
3	7 Shinyruby Ct VERMONT SOUTH 3133	\$1,915,000	16/11/2024

**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 14:48



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**Property Type:** House  
**Land Size:** 734 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,880,000 - \$1,950,000  
**Median House Price**  
28/01/2024 - 27/01/2025: \$1,485,000

## Comparable Properties



**22a Elonara Rd VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)

5 2 2

**Price:** \$1,820,000  
**Method:** Private Sale  
**Date:** 09/01/2025  
**Property Type:** House  
**Land Size:** 525 sqm approx



**23 Felgate Pde VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,938,000  
**Method:** Private Sale  
**Date:** 19/11/2024  
**Property Type:** House



**7 Shinyruby Ct VERMONT SOUTH 3133 (REI/VG)**

[Agent Comments](#)

5 2 2

**Price:** \$1,915,000  
**Method:** Auction Sale  
**Date:** 16/11/2024  
**Property Type:** House (Res)  
**Land Size:** 502 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**