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	6 Felgate Parade, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,880,000	&	\$1,950,000
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Median sale price

Median price	\$1,485,000	Pro	perty 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

Add	dress 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 comparableproperties 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











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)

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Agent Comments

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)

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Agent Comments

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



7 Shinyruby Ct VERMONT SOUTH 3133 (REI/VG)



2



2

Price: \$1,915,000 **Method:** Auction Sale **Date:** 16/11/2024

Property Type: House (Res) Land Size: 502 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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