

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

1 SETTLERS COURT VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,300,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,485,000

Property type

House

Suburb

Vermont South

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

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 6 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

3 KIAMA CLOSE VERMONT SOUTH VIC 3133	\$1,400,000	05-Dec-24
7 WOODLEIGH CRESCENT VERMONT SOUTH VIC 3133	\$1,350,000	19-Oct-24
13 REGAL COURT VERMONT SOUTH VIC 3133	\$1,325,000	28-Feb-25

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 6 months.~~

This Statement of Information was prepared on: 04 March 2025



3 KIAMA CLOSE VERMONT SOUTH VIC 3133

 4  2  2

Sold Price

\$1,400,000

Sold Date **05-Dec-24**

Distance **0.47km**



7 WOODLEIGH CRESCENT VERMONT SOUTH VIC 3133

 4  2  4

Sold Price

\$1,350,000

Sold Date **19-Oct-24**

Distance **0.52km**



13 REGAL COURT VERMONT SOUTH VIC 3133

 4  2  2

Sold Price

^{RS} **\$1,325,000**

Sold Date **28-Feb-25**

Distance **1.09km**

RS = Recent sale

UN = Undisclosed Sale

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