

# 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 Dalroy Crescent, 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 

\$1,300,000
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 & 

\$1,400,000
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### Median sale price

Median price 

\$1,441,500
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 Property Type 

House
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 Suburb 

Vermont South
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Period - From 

01/07/2024
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 to 

30/09/2024
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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	4 Hartland Rd VERMONT SOUTH 3133	\$1,060,000	19/10/2024
2	10 Weeden Dr VERMONT SOUTH 3133	\$1,270,000	16/10/2024
3	14 Weeden Dr VERMONT SOUTH 3133	\$1,370,888	31/08/2024

**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: 

10/01/2025 11:42
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3   
 2   
 2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median House Price**

September quarter 2024: \$1,441,500

## Comparable Properties



**4 Hartland Rd VERMONT SOUTH 3133 (REI)**

Agent Comments

3   
 2   
 2

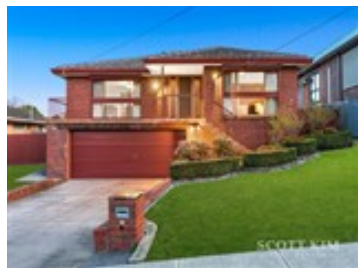
**Price:** \$1,060,000

**Method:** Auction Sale

**Date:** 19/10/2024

**Property Type:** House (Res)

**Land Size:** 644 sqm approx



**10 Weeden Dr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$1,270,000

**Method:** Private Sale

**Date:** 16/10/2024

**Property Type:** House (Res)

**Land Size:** 661 sqm approx



**14 Weeden Dr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

4   
 2   
 2

**Price:** \$1,370,888

**Method:** Auction Sale

**Date:** 31/08/2024

**Property Type:** House (Res)

**Land Size:** 645 sqm approx

Account - Barry Plant | P: 03 9842 8888