Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	26 Pelham Drive, 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 \$1,680,000	&	\$1,800,000
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Median sale price

Median price	\$1,549,500	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/10/2023	to	31/12/2023		Source	REIV	

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

Adv	aress or comparable property	1 1100	Date of Sale
1	25 Wilpena PI VERMONT SOUTH 3133	\$1,780,000	02/12/2023
2	162 Terrara Rd VERMONT SOUTH 3133	\$1,710,000	15/08/2023
3	4 Head Ct VERMONT SOUTH 3133	\$1,650,000	30/11/2023

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:	30/01/2024 22:18



Date of sale











Property Type: House Land Size: 689 sqm approx

Agent Comments

Indicative Selling Price \$1.680.000 - \$1.800.000 Median House Price December guarter 2023: \$1,549,500

Comparable Properties



25 Wilpena PI VERMONT SOUTH 3133 (REI)







Price: \$1,780,000 Method: Auction Sale Date: 02/12/2023

Property Type: House (Res) Land Size: 652 sqm approx **Agent Comments**



162 Terrara Rd VERMONT SOUTH 3133

(REI/VG)

4





Price: \$1,710,000 Method: Private Sale Date: 15/08/2023 Property Type: House Land Size: 654 sqm approx Agent Comments



4 Head Ct VERMONT SOUTH 3133 (REI)

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Price: \$1,650,000

Method: Sold Before Auction

Date: 30/11/2023

Property Type: House (Res) Land Size: 846 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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