

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

26 Pelham Drive, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,680,000

&

\$1,800,000

Median sale price

Median price

\$1,549,500

Property 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	Price	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



5 2 2

Property Type: House
Land Size: 689 sqm approx
Agent Comments

Indicative Selling Price
\$1,680,000 - \$1,800,000
Median House Price
December quarter 2023: \$1,549,500

Comparable Properties



25 Wilpena PI VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 2

Price: \$1,780,000
Method: Auction Sale
Date: 02/12/2023
Property Type: House (Res)
Land Size: 652 sqm approx



162 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

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



4 Head Ct VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 3

Price: \$1,650,000
Method: Sold Before Auction
Date: 30/11/2023
Property Type: House (Res)
Land Size: 846 sqm approx

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