

# 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

1A Fortescue Grove, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,150,000

&

\$1,220,000

### Median sale price

Median price

\$1,482,500

Property Type

House

Suburb

Vermont South

Period - From

01/01/2024

to

31/12/2024

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	249 Burwood Hwy BURWOOD EAST 3151	\$1,200,000	13/12/2024
2	18 Tainton Rd BURWOOD EAST 3151	\$1,200,000	02/10/2024
3			

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:

08/02/2025 11:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,150,000 - \$1,220,000  
**Median House Price**  
Year ending December 2024: \$1,482,500

## Comparable Properties



**249 Burwood Hwy BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Private Sale  
**Date:** 13/12/2024  
**Property Type:** House  
**Land Size:** 582 sqm approx



**18 Tainton Rd BURWOOD EAST 3151 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 02/10/2024  
**Property Type:** House (Res)  
**Land Size:** 592 sqm approx

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.

**Account - Harcourts Vermont South | P: 03 98861008**