

# 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 8 Barton Court, Vermont 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 \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 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	6 Barton Ct VERMONT 3133	\$1,327,000	30/11/2024
2	33 Carlinga Dr VERMONT 3133	\$1,430,000	30/11/2024
3	12 Mawson Ct VERMONT 3133	\$1,361,000	12/10/2024

**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: 11/02/2025 14:53



4 3 2

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 825 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

December quarter 2024: \$1,328,500

## Comparable Properties



**6 Barton Ct VERMONT 3133 (REI/VG)**

[Agent Comments](#)

4 1 6

**Price:** \$1,327,000

**Method:** Sold Before Auction

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 760 sqm approx



**33 Carlinga Dr VERMONT 3133 (REI)**

[Agent Comments](#)

4 2 2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 30/11/2024

**Property Type:** House (Res)

**Land Size:** 658 sqm approx



**12 Mawson Ct VERMONT 3133 (REI)**

[Agent Comments](#)

4 2 1

**Price:** \$1,361,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** House (Res)

**Land Size:** 931 sqm approx

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



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