## 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	1 Parkleigh Court, 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 \$1,450,000 & \$1,550,000	Range between	\$1,450,000	&	\$1,550,000
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### Median sale price

Median price	\$1,475,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/07/2024	to	30/06/2025		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

Add	dress of comparable property	Price	Date of sale
1	5 Kiama CI VERMONT SOUTH 3133	\$1,580,000	19/07/2025
2	63 Weeden Dr VERMONT SOUTH 3133	\$1,502,000	12/07/2025
3	120 King Arthur Dr GLEN WAVERLEY 3150	\$1,505,000	05/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/07/2025 13:44
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Rooms: 7

**Property Type:** House (Res) **Land Size:** 678 sqm approx

Agent Comments

Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price Year ending June 2025: \$1,475,000

# Comparable Properties



5 Kiama CI VERMONT SOUTH 3133 (REI)

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Price: \$1,580,000

Method: Auction Sale

Date: 19/07/2025

**Property Type:** House (Res) **Land Size:** 688 sqm approx

Agent Comments



63 Weeden Dr VERMONT SOUTH 3133 (REI)

4





3

**Price:** \$1,502,000 **Method:** Auction Sale **Date:** 12/07/2025

Property Type: House (Res) Land Size: 669 sqm approx **Agent Comments** 

120 King Arthur Dr GLEN WAVERLEY 3150 (REI)



**J** 2



2

Price: \$1,505,000 Method: Auction Sale Date: 05/07/2025

Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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