

# 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

1 Parkleigh Court, 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,475,000

Property 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	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 comparable properties 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



 4  2  2

**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 Cl VERMONT SOUTH 3133 (REI)**

Agent Comments

 4  2  1

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 19/07/2025

**Property Type:** House (Res)

**Land Size:** 688 sqm approx



**63 Weeden Dr VERMONT SOUTH 3133 (REI)**

Agent Comments

 4  2  3

**Price:** \$1,502,000

**Method:** Auction Sale

**Date:** 12/07/2025

**Property Type:** House (Res)

**Land Size:** 669 sqm approx

**120 King Arthur Dr GLEN WAVERLEY 3150 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,505,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** House (Res)

**Land Size:** 651 sqm approx