Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

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

Range between \$1,290,000	&	\$1,390,000
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Median sale price

Median price	\$1,582,500	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/07/2025	to	30/09/2025		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

Au	aress or comparable property	1 1100	Date of Sale
1	258 Morack Rd VERMONT SOUTH 3133	\$1,430,000	04/10/2025
2	27 Colonial Dr VERMONT SOUTH 3133	\$1,535,000	26/09/2025
3	17 Walbrook Dr VERMONT SOUTH 3133	\$1,500,000	15/09/2025

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:	23/10/2025 12:59



Date of sale







Property Type: House (Res) Agent Comments

Indicative Selling Price \$1,290,000 - \$1,390,000 Median House Price September quarter 2025: \$1,582,500

Comparable Properties



258 Morack Rd VERMONT SOUTH 3133 (REI)

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Agent Comments

Price: \$1,430,000 **Method:** Auction Sale **Date:** 04/10/2025

Property Type: House (Res) **Land Size:** 815 sqm approx



27 Colonial Dr VERMONT SOUTH 3133 (REI)

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Agent Comments

Price: \$1,535,000 Method: Private Sale Date: 26/09/2025 Property Type: House Land Size: 790 sqm approx



17 Walbrook Dr VERMONT SOUTH 3133 (REI)

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Price: \$1,500,000



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Agent Comments

Method: Private Sale Date: 15/09/2025 Property Type: House Land Size: 657 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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