

# 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

10 Maculata Walk, 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 \$1,100,000 & \$1,200,000

### 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	1 Rickson PI VERMONT 3133	\$1,217,000	26/04/2025
2	13 Wingrove St FOREST HILL 3131	\$1,161,000	12/04/2025
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: 20/08/2025 12:58



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**Property Type:** House  
**Land Size:** 478 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
Year ending June 2025: \$1,475,000

## Comparable Properties



**1 Rickson PI VERMONT 3133 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,217,000  
**Method:** Auction Sale  
**Date:** 26/04/2025  
**Property Type:** House (Res)  
**Land Size:** 535 sqm approx



**13 Wingrove St FOREST HILL 3131 (REI/VG)**

**Agent Comments**

 4  2  2

**Price:** \$1,161,000  
**Method:** Auction Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 435 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.