

# 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 Serenity Court, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$1,830,000

### Median sale price

Median price \$1,498,000

Property Type House

Suburb Vermont South

Period - From 31/07/2024

to 30/07/2025

Source Property Data

### 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 | 3 Serenity Ct VERMONT SOUTH 3133    | \$1,585,000 | 30/06/2025   |
| 2 | 1 Serenity Ct VERMONT SOUTH 3133    | \$1,785,000 | 30/06/2025   |
| 3 | 2/116 Terrara Rd VERMONT SOUTH 3133 | \$1,682,000 | 12/04/2025   |

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:

31/07/2025 14:14



 5    3    2

Property Type: Townhouse  
Agent Comments

Indicative Selling Price  
\$1,830,000  
Median House Price  
31/07/2024 - 30/07/2025: \$1,498,000

Comparable Properties



3 Serenity Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4    3    2

Price: \$1,585,000  
Method: Private Sale  
Date: 30/06/2025  
Property Type: House (Res)  
Land Size: 304 sqm approx



1 Serenity Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4    3    2

Price: \$1,785,000  
Method: Private Sale  
Date: 30/06/2025  
Property Type: House (Res)  
Land Size: 471 sqm approx



2/116 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 5    4    2

Price: \$1,682,000  
Method: Auction Sale  
Date: 12/04/2025  
Property Type: Townhouse (Res)  
Land Size: 312 sqm approx

Account - Barry Plant | P: 03 9874 3355