## 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	11 Silverene Court, Vermont South Vic 3133

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,580,000	&	\$1,680,000
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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

Add	dress of comparable property	Price	Date of sale
1	7 Winjallock Cr VERMONT SOUTH 3133	\$1,842,000	06/12/2025
2	833 Highbury Rd VERMONT SOUTH 3133	\$1,740,000	08/11/2025
3	2 Shearers Ct VERMONT SOUTH 3133	\$1,711,000	08/11/2025

#### 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:	11/12/2025 13:57













**Property Type:**Agent Comments

Indicative Selling Price \$1,580,000 - \$1,680,000 Median House Price September quarter 2025: \$1,582,500

# Comparable Properties



7 Winjallock Cr VERMONT SOUTH 3133 (REI)

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5

8

Agent Comments

**Price:** \$1,842,000 **Method:** Auction Sale **Date:** 06/12/2025

**Property Type:** House (Res) **Land Size:** 791 sqm approx



833 Highbury Rd VERMONT SOUTH 3133 (REI)







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Agent Comments

**Price:** \$1,740,000 **Method:** Auction Sale **Date:** 08/11/2025

Property Type: House (Res) Land Size: 789 sqm approx



2 Shearers Ct VERMONT SOUTH 3133 (REI)

Price: \$1,711,000



1 2



2

Agent Comments

Method: Auction Sale
Date: 08/11/2025
Property Type: House
Land Size: 789 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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