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 postcode	Including suburb and
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Indicative selling price

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

Median sale price

Median price	\$1,305,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/10/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	26 Frank St VERMONT 3133	\$1,202,000	23/08/2025
2	5 Greenwood Ct VERMONT 3133	\$1,200,000	31/07/2025
3	1 Devlin St VERMONT 3133	\$1,335,000	11/07/2025

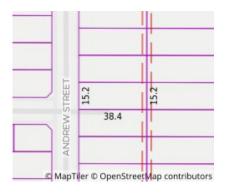
OR

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:	06/11/2025 15:25







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Property Type: House Land Size: 585 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price

Year ending September 2025: \$1,305,000

Comparable Properties



26 Frank St VERMONT 3133 (REI/VG)

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Price: \$1,202,000 **Method:** Auction Sale **Date:** 23/08/2025

Property Type: House (Res) **Land Size:** 557 sgm approx

Agent Comments



5 Greenwood Ct VERMONT 3133 (REI/VG)



2

Agent Comments

Price: \$1,200,000 Method: Private Sale Date: 31/07/2025

Property Type: House (Res) Land Size: 439 sqm approx





2







4

Agent Comments



Price: \$1,335,000 Method: Private Sale Date: 11/07/2025 Property Type: House Land Size: 678 sqm approx

Account - Harcourts Vermont South | P: 03 98861008





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