

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

17 Dalroy Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,280,000

&

\$1,380,000

Median sale price

Median price

\$1,487,000

Property Type

House

Suburb

Vermont South

Period - From

01/01/2025

to

31/03/2025

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	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025
2	7 Bellara St VERMONT 3133	\$1,195,000	08/01/2025
3	55 Pickford St BURWOOD EAST 3151	\$1,308,888	05/12/2024

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:

28/05/2025 11:43



 3  2  2

Property Type: House (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

March quarter 2025: \$1,487,000

Comparable Properties



41 Ashmore Rd FOREST HILL 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 582 sqm approx



7 Bellara St VERMONT 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,195,000

Method: Private Sale

Date: 08/01/2025

Property Type: House

Land Size: 724 sqm approx



55 Pickford St BURWOOD EAST 3151 (REI)

Agent Comments

 3  2  6

Price: \$1,308,888

Method: Sold Before Auction

Date: 05/12/2024

Property Type: House (Res)

Land Size: 756 sqm approx

Account - Barry Plant | P: 03 9842 8888