

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

18 Rutherglen Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

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	17 Great Western Dr VERMONT SOUTH 3133	\$1,410,000	24/05/2025
2	18 Chablis Cr VERMONT SOUTH 3133	\$1,450,000	07/04/2025
3	28 Fankhauser Dr VERMONT SOUTH 3133	\$1,352,000	22/03/2025

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:

22/09/2025 11:06

18 Rutherglen Road, Vermont South Vic 3133

McGrath

James Lewis

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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

Year ending June 2025: \$1,475,000



Rooms: 8

Property Type: House

Land Size: 786.471 sqm approx

[Agent Comments](#)

Comparable Properties



17 Great Western Dr VERMONT SOUTH 3133 (REI/VG)

[Agent Comments](#)



Price: \$1,410,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House (Res)

Land Size: 832 sqm approx



18 Chablis Cr VERMONT SOUTH 3133 (REI/VG)

[Agent Comments](#)



Price: \$1,450,000

Method: Private Sale

Date: 07/04/2025

Property Type: House (Res)

Land Size: 662 sqm approx



28 Fankhauser Dr VERMONT SOUTH 3133 (REI/VG)

[Agent Comments](#)



Price: \$1,352,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 754 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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