

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 Tilson Drive, Vermont VIC 3133

Indicative selling price

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

Range between

\$770,000

&

\$830,000

Median sale price

Median price

\$908,888

Property Type

Unit

Suburb

Vermont

Period - From

28/01/2025

to

27/07/2025

Source

pdol

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
42 Tilson Dr, Vermont Vic	\$843,000	27/02/2025
89 Willis Ct, Vermont Vic	\$860,000	11/02/2025
7/139-141 Heatherdale Rd, Vermont Vic	\$800,000	18/07/2025

This Statement of Information was prepared on:

28/07/2025