

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

2 Kolonga Court, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,390,000

&

\$1,500,000

Median sale price

Median price

\$1,482,500

Property Type

House

Suburb

Vermont South

Period - From

07/01/2024

to

06/01/2025

Source

Property Data

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	7 Cedar Ct FOREST HILL 3131	\$1,490,000	07/12/2024
2	56 Newhaven Rd BURWOOD EAST 3151	\$1,460,000	09/11/2024
3	6 Tricia Ct BURWOOD EAST 3151	\$1,488,888	10/08/2024

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:

07/01/2025 15:09

2 Kolonga Court, Vermont South Vic 3133



4 2 2

Rooms: 7
Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
\$1,390,000 - \$1,500,000
Median House Price
07/01/2024 - 06/01/2025: \$1,482,500

Comparable Properties



7 Cedar Ct FOREST HILL 3131 (REI)

Agent Comments

4 2 2

Price: \$1,490,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 619 sqm approx



56 Newhaven Rd BURWOOD EAST 3151 (REI)

Agent Comments

4 2 3

Price: \$1,460,000
Method: Auction Sale
Date: 09/11/2024
Property Type: House (Res)
Land Size: 590 sqm approx



6 Tricia Ct BURWOOD EAST 3151 (REI/VG)

Agent Comments

4 2 1

Price: \$1,488,888
Method: Auction Sale
Date: 10/08/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Account - McGrath Doncaster | P: 03 8822 6188



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