Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

20 Blanche Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$1,348,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/07/2025	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	26 Frank St VERMONT 3133	\$1,202,000	23/08/2025
2	14 Blanche Dr VERMONT 3133	\$1,274,000	14/06/2025
3			

OR

В* 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:	26/11/2025 17:00







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Property Type: House **Land Size:** 593 sqm approx

Agent Comments

Indicative Selling Price \$1,150,000 - \$1,250,000 Median House Price September quarter 2025: \$1,348,000

Comparable Properties



26 Frank St VERMONT 3133 (REI/VG)

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1

2

Agent Comments

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

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



14 Blanche Dr VERMONT 3133 (REI/VG)

4





2

Agent Comments

Price: \$1,274,000 Method: Auction Sale Date: 14/06/2025

Property Type: House (Res) Land Size: 586 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008





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