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	20 Dorene Court, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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Median sale price

Median price	\$1,487,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	10 Consort Av VERMONT SOUTH 3133	\$1,350,000	24/05/2025
2	1A Fortescue Gr VERMONT SOUTH 3133	\$1,107,000	10/05/2025
3	30 Victor Cr FOREST HILL 3131	\$1,210,006	12/04/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	26/06/2025 13:09









Property Type: House **Land Size:** 698 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price March quarter 2025: \$1,487,000

Comparable Properties



10 Consort Av VERMONT SOUTH 3133 (REI)

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Price: \$1,350,000 Method: Auction Sale Date: 24/05/2025 Property Type: House Land Size: 654 sqm approx **Agent Comments**



1A Fortescue Gr VERMONT SOUTH 3133 (REI)

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2

Agent Comments

Price: \$1,107,000 Method: Auction Sale Date: 10/05/2025 Property Type: House Land Size: 453 sqm approx

30 Victor Cr FOREST HILL 3131 (VG)



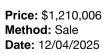
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Agent Comments



Property Type: House (Res) Land Size: 653 sqm approx

Account - Barry Plant | P: 03 9842 8888





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