Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	21 Hempstead Avenue, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,505,000	Pro	operty Type Ho	use	5	Suburb	Vermont South
Period - From 01/10/2024	to	30/09/2025	Sou	urce F	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

1	7 Gwyn Rise VERMONT SOUTH 3133	\$1,461,000	15/09/2025
2	18 Mildara St VERMONT SOUTH 3133	\$1,438,000	12/07/2025
3			

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:	11/11/2025 17:04



Date of sale







Property Type: House (Res) **Agent Comments**

Indicative Selling Price \$1,450,000 **Median House Price** Year ending September 2025: \$1,505,000

Comparable Properties

7 Gwyn Rise VERMONT SOUTH 3133 (VG)





Agent Comments

Price: \$1,461,000 Method: Sale Date: 15/09/2025

Property Type: House (Res) Land Size: 715 sqm approx



18 Mildara St VERMONT SOUTH 3133 (REI/VG)

3







Agent Comments

Price: \$1,438,000 Method: Auction Sale Date: 12/07/2025

Property Type: House (Res) Land Size: 790 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 - Barry Plant | P: 03 9803 0400





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