

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

21 Marleigh Street, Vermont Vic 3133

Indicative selling price

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

Range between

\$1,180,000

&

\$1,280,000

Median sale price

Median price

\$1,300,000

Property Type

House

Suburb

Vermont

Period - From

01/07/2025

to

30/06/2026

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	Price	Date of sale
1	68 Mcclares Rd VERMONT 3133	\$1,250,000	30/07/2026
2	49 Timbertop Dr VERMONT 3133	\$1,258,000	17/07/2026
3	70 Terrara Rd VERMONT 3133	\$1,350,000	16/05/2026

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:

06/08/2026 17:09



 4
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  2

Property Type: House
Land Size: 725 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,180,000 - \$1,280,000
Median House Price
 Year ending June 2026: \$1,300,000

Comparable Properties



68 McClares Rd VERMONT 3133 (REI)

Agent Comments

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Price: \$1,250,000
Method: Private Sale
Date: 30/07/2026
Property Type: House
Land Size: 604 sqm approx



49 Timbertop Dr VERMONT 3133 (REI)

Agent Comments

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Price: \$1,258,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: House (Res)
Land Size: 560 sqm approx



70 Terrara Rd VERMONT 3133 (REI)

Agent Comments

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Price: \$1,350,000
Method: Private Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 540 sqm approx

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