Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
-----------------	-----------	----------

21 Tullimbar Circuit, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,500,000 & \$1,550,000	Range between	\$1,500,000	&	\$1,550,000
---	---------------	-------------	---	-------------

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	9 Stradella Av VERMONT SOUTH 3133	\$1,571,500	26/04/2025
2	11 Sherwood Rise VERMONT SOUTH 3133	\$1,530,000	27/03/2025
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:	22/05/2025 18:12



Date of sale





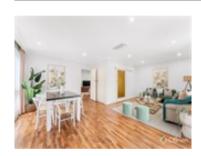
5 🙀 3 🛱 2

Property Type: House **Land Size:** 653 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 - \$1,550,000 Median House Price March quarter 2025: \$1,487,000

Comparable Properties



9 Stradella Av VERMONT SOUTH 3133 (REI)

4 5 🖦 3 🛱 2

Price: \$1,571,500 **Method:** Auction Sale **Date:** 26/04/2025

Property Type: House (Res) **Land Size:** 786 sgm approx

Agent Comments



11 Sherwood Rise VERMONT SOUTH 3133 (REI)

4 늘 2 🛱

Price: \$1,530,000

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res) Land Size: 652 sqm approx Agent Comments

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





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.