

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 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

Median sale price

Median price \$1,487,000

Property 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	Price	Date of sale
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



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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)

Agent Comments

5 3 2

Price: \$1,571,500
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 786 sqm approx



11 Sherwood Rise VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,530,000
Method: Sold Before Auction
Date: 27/03/2025
Property Type: House (Res)
Land Size: 652 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.