

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

23b Terrara Road, Vermont Vic 3133

Indicative selling price

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

Range between \$2,250,000

&

\$2,450,000

Median sale price

Median price \$1,348,000

Property Type House

Suburb Vermont

Period - From 01/07/2025

to

30/09/2025

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	1 Chablis Cr VERMONT SOUTH 3133	\$2,330,000	08/11/2025
2	22 Wilpena PI VERMONT SOUTH 3133	\$2,410,000	26/07/2025
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:

13/11/2025 20:52



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Property Type: House
Land Size: 984 sqm approx
Agent Comments

Indicative Selling Price
\$2,250,000 - \$2,450,000
Median House Price
September quarter 2025: \$1,348,000

Comparable Properties



1 Chablis Cr VERMONT SOUTH 3133 (REI)

Agent Comments

5 3 2

Price: \$2,330,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 790 sqm approx

22 Wilpena Pl VERMONT SOUTH 3133 (VG)

Agent Comments

5 - -

Price: \$2,410,000
Method: Sale
Date: 26/07/2025
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.