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
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23b Terrara Road, Vermont Vic 3133
20

Indicative selling price

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

Range between	\$2,250,000	&	\$2,450,000
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Median sale price

Median price	\$1,348,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/07/2025	to	30/09/2025	S	ource	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	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.

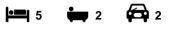
This Statement of Information was prepared on:	13/11/2025 20:52



Date of sale







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)

5

3

2

Agent Comments

Price: \$2,330,000 **Method:** Auction Sale **Date:** 08/11/2025

Property Type: House (Res) **Land Size:** 790 sqm approx

22 Wilpena PI VERMONT SOUTH 3133 (VG)





Agent Comments

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.

Account - Harcourts Vermont South | P: 03 98861008



