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	264 Hawthorn Road, Vermont South Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between \$1,280,000	&	\$1,408,000
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Median sale price

Median price	\$1,582,500	Pro	perty Type H	louse		Suburb	Vermont South
Period - From	01/07/2025	to	30/09/2025	9	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

Address of comparable property		Price	Date of sale
1	10 Maculata Wik VERMONT SOUTH 3133	\$1,300,000	05/09/2025
2	1 Howqua Ct VERMONT 3133	\$1,385,000	05/07/2025
3	5 Barossa Av VERMONT SOUTH 3133	\$1,450,000	23/06/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 13:27

