

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

3/7 HUNTER VALLEY ROAD VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

Other

Suburb

Vermont South

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

2/21 HALLOWS STREET GLEN WAVERLEY VIC 3150	\$1,230,000	01-Jul-25
1/7 HUNTER VALLEY ROAD VERMONT SOUTH VIC 3133	\$1,283,000	13-Jun-25
4 CAUSEWAY BOULEVARD WANTIRNA VIC 3152	\$1,321,000	26-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 06 October 2025



**2/21 HALLOWS STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price **\$1,230,000** Sold Date **01-Jul-25**

Distance **1.93km**



**1/7 HUNTER VALLEY ROAD
VERMONT SOUTH VIC 3133**

 4  3  2

Sold Price **\$1,283,000** Sold Date **13-Jun-25**

Distance **0km**



**4 CAUSEWAY BOULEVARD
WANTIRNA VIC 3152**

 4  2  2

Sold Price **\$1,321,000** Sold Date **26-Apr-25**

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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