

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 30 Wildwood Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

Median price \$1,505,000 Property Type House Suburb Vermont South

Period - From 01/10/2024 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	45 Guinevere Pde GLEN WAVERLEY 3150	\$1,630,000	25/10/2025
2	41 Aurisch Av GLEN WAVERLEY 3150	\$1,576,000	04/10/2025
3	4 Tullimbar Cirt VERMONT SOUTH 3133	\$1,578,000	01/09/2025

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: 09/12/2025 15:06



5 3 2

Property Type: House
Land Size: 654 sqm approx
Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,650,000
Median House Price
 Year ending September 2025: \$1,505,000

Comparable Properties



45 Guinevere Pde GLEN WAVERLEY 3150 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,630,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House (Res)
Land Size: 651 sqm approx



41 Aurisch Av GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)

3 1 2

Price: \$1,576,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 701 sqm approx



4 Tullimbar Cirt VERMONT SOUTH 3133 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$1,578,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx