

# 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 31 Great Western Drive, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,720,000 & \$1,790,000

### Median sale price

Median price \$1,520,000 Property Type House Suburb Vermont South

Period - From 01/01/2025 to 31/12/2025 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	28 Great Western Dr VERMONT SOUTH 3133	\$1,810,500	09/11/2025
2	5 Woodleigh Cr VERMONT SOUTH 3133	\$1,723,000	01/11/2025
3	18 Serenity Ct VERMONT SOUTH 3133	\$1,765,000	31/07/2025

**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: 22/01/2026 15:13



5   2   2

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,720,000 - \$1,790,000

**Median House Price**

Year ending December 2025: \$1,520,000

## Comparable Properties

**28 Great Western Dr VERMONT SOUTH 3133 (VG)**

Agent Comments

5   -   -

**Price:** \$1,810,500

**Method:** Sale

**Date:** 09/11/2025

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**5 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

4   2   2

**Price:** \$1,723,000

**Method:** Auction Sale

**Date:** 01/11/2025

**Property Type:** House

**Land Size:** 666 sqm approx



**18 Serenity Ct VERMONT SOUTH 3133 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,765,000

**Method:** Private Sale

**Date:** 31/07/2025

**Property Type:** House (Res)

**Land Size:** 491 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800