

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

4 TULLIMBAR CIRCUIT 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

\$1,380,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Vermont South

Period-from

01 Aug 2024

to

31 Jul 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 KOLONGA COURT VERMONT SOUTH VIC 3133	\$1,488,000	07-Feb-25
21 TULLIMBAR CIRCUIT VERMONT SOUTH VIC 3133	\$1,616,000	28-Jun-25
2 WILDWOOD AVENUE VERMONT SOUTH VIC 3133	\$1,487,000	29-Mar-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: 13 August 2025


**2 KOLONGA COURT VERMONT
SOUTH VIC 3133**

 4
  2
  2

Sold Price

\$1,488,000

Sold Date

07-Feb-25

Distance

0.12km

**21 TULLIMBAR CIRCUIT VERMONT
SOUTH VIC 3133**

 5
  3
  2

Sold Price

^{RS} **\$1,616,000**

Sold Date

28-Jun-25

Distance

0.19km

**2 WILDWOOD AVENUE VERMONT
SOUTH VIC 3133**

 4
  2
  3

Sold Price

\$1,487,000

Sold Date

29-Mar-25

Distance

0.23km
RS = Recent sale

UN = Undisclosed Sale

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