

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 44 Wildwood Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,328,000 & \$1,460,800

Median sale price

Median price \$1,582,500 Property Type House Suburb Vermont South

Period - From 01/07/2025 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	31 Weeden Dr VERMONT SOUTH 3133	\$1,400,000	25/11/2025
2	28 Tullimbar Cirt VERMONT SOUTH 3133	\$1,496,000	15/11/2025
3	7 Weeden Dr VERMONT SOUTH 3133	\$1,500,000	06/11/2025

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: 11/12/2025 12:20



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Property Type: House
Land Size: 639 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,328,000 - \$1,460,800
Median House Price
 September quarter 2025: \$1,582,500

Comparable Properties



31 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

4 1 2

Price: \$1,400,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 659 sqm approx



28 Tullimbar Cirt VERMONT SOUTH 3133 (REI)

Agent Comments

3 2 2

Price: \$1,496,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House
Land Size: 654 sqm approx



7 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Account - Harcourts Vermont South | P: 03 98861008