

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

5 BAROSSA AVENUE 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

\$1,390,000

&

\$1,529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,480,000

Property type

House

Suburb

Vermont South

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

1 SETTLERS COURT VERMONT SOUTH VIC 3133	\$1,510,000	29-Mar-25
3 CHABLIS CRESCENT VERMONT SOUTH VIC 3133	\$1,496,000	08-Feb-25
22 MINERVA CRESCENT VERMONT SOUTH VIC 3133	\$1,460,000	16-Jan-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 May 2025


**1 SETTLERS COURT VERMONT
SOUTH VIC 3133**

 4
  2
  2

Sold Price ^{RS} **\$1,510,000** Sold Date **29-Mar-25**

Distance **0.54km**


**3 CHABLIS CRESCENT VERMONT
SOUTH VIC 3133**

 4
  2
  2

Sold Price **\$1,496,000** Sold Date **08-Feb-25**

Distance **0.44km**


**22 MINERVA CRESCENT VERMONT
SOUTH VIC 3133**

 4
  2
  2

Sold Price ^{RS} **\$1,460,000** Sold Date **16-Jan-25**

Distance **1.31km**

RS = Recent sale

UN = Undisclosed Sale

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