

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 Howqua Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,180,000

&

\$1,280,000

Median sale price

Median price \$1,348,000

Property Type House

Suburb Vermont

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	1 Delatite Ct VERMONT 3133	\$1,233,500	16/08/2025
2	34 Wingrove St FOREST HILL 3131	\$1,371,000	21/06/2025
3	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025

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:

05/11/2025 11:45



4 2 2

Property Type: House (Res)

Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price

\$1,180,000 - \$1,280,000

Median House Price

September quarter 2025: \$1,348,000

Comparable Properties



1 Delatite Ct VERMONT 3133 (REI/VG)

Agent Comments

3 1 1

Price: \$1,233,500

Method: Auction Sale

Date: 16/08/2025

Property Type: House (Res)

Land Size: 534 sqm approx



34 Wingrove St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,371,000

Method: Auction Sale

Date: 21/06/2025

Property Type: House (Res)

Land Size: 610 sqm approx



41 Ashmore Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 582 sqm approx