## 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	8 Stevenage Court, Vermont South Vic 3133
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,480,000 & \$1,580,000	Range between	\$1,480,000	&	\$1,580,000
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#### Median sale price

Median price	\$1,487,000	Pro	perty Type H	louse		Suburb	Vermont South
Period - From	01/01/2025	to	31/03/2025	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	1 Renmark Ct VERMONT SOUTH 3133	\$1,560,000	26/03/2025
2	22 Miniata WIk VERMONT SOUTH 3133	\$1,640,000	28/02/2025
3	13 Warrington Av VERMONT SOUTH 3133	\$1,611,000	30/11/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/05/2025 15:52







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**Property Type:** House **Land Size:** 752 sqm approx

**Agent Comments** 

Indicative Selling Price \$1,480,000 - \$1,580,000 Median House Price March guarter 2025: \$1,487,000

## Comparable Properties



1 Renmark Ct VERMONT SOUTH 3133 (VG)

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Price: \$1,560,000 Method: Sale Date: 26/03/2025

**Property Type:** House (Res) **Land Size:** 794 sqm approx

Agent Comments



22 Miniata WIk VERMONT SOUTH 3133 (REI/VG)

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2

**Agent Comments** 

Price: \$1,640,000 Method: Private Sale Date: 28/02/2025 Property Type: House Land Size: 616 sqm approx



13 Warrington Av VERMONT SOUTH 3133 (REI/VG)

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Method: Auction Sale







Price: \$1,611,000

**Date:** 30/11/2024 **Property Type:** House (Res) **Land Size:** 654 sqm approx Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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