

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

8 Stevenage Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,487,000

Property Type House

Suburb Vermont South

Period - From 01/01/2025

to 31/03/2025

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 Renmark Ct VERMONT SOUTH 3133 | \$1,560,000 | 26/03/2025 |
| 2 | 22 Miniata Wlk 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 comparable properties 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



4 2 2

Property Type: House
Land Size: 752 sqm approx
 Agent Comments

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

Comparable Properties



1 Renmark Ct VERMONT SOUTH 3133 (VG)

Agent Comments

4 - -

Price: \$1,560,000
Method: Sale
Date: 26/03/2025
Property Type: House (Res)
Land Size: 794 sqm approx



22 Miniata Wlk VERMONT SOUTH 3133 (RE/VG)

Agent Comments

4 2 2

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 (RE/VG)

Agent Comments

4 2 2

Price: \$1,611,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 654 sqm approx

Account - Harcourts Vermont South | P: 03 98861008