

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 883 Highbury Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$1,526,500 Property Type House Suburb Vermont South

Period - From 01/10/2023 to 30/09/2024 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	12 Warrington Av VERMONT SOUTH 3133	\$1,475,000	12/10/2024
2	12 Kalara PI VERMONT SOUTH 3133	\$1,447,500	11/10/2024
3	138 Terrara Rd VERMONT SOUTH 3133	\$1,473,000	03/08/2024

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: 25/11/2024 14:32



4 2 3

Property Type: House
Land Size: 793 sqm approx
Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

Year ending September 2024: \$1,526,500

Comparable Properties



12 Warrington Av VERMONT SOUTH 3133 (REI)

[Agent Comments](#)

4 2 5

Price: \$1,475,000
Method: Private Sale
Date: 12/10/2024
Property Type: House
Land Size: 660 sqm approx



12 Kalara PI VERMONT SOUTH 3133 (REI)

[Agent Comments](#)

4 3 4

Price: \$1,447,500
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 692 sqm approx



138 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$1,473,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Account - Jellis Craig | P: 03 8841 4888