

## 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 SHEARERS COURT VERMONT SOUTH VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Vermont South

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

### 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

10 SHEARERS COURT VERMONT SOUTH VIC 3133	\$1,563,000	28-Mar-26
102 WEEDEN DRIVE VERMONT SOUTH VIC 3133	\$1,790,000	23-Aug-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: 05 June 2026


**10 SHEARERS COURT VERMONT  
SOUTH VIC 3133**
 4
  3
  2

 Sold Price **\$1,563,000** Sold Date **28-Mar-26**

 Distance **0.02km**

**102 WEEDEN DRIVE VERMONT  
SOUTH VIC 3133**
 4
  2
  2

 Sold Price **\$1,790,000** Sold Date **23-Aug-25**

 Distance **0.14km**

RS = Recent sale

UN = Undisclosed Sale

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