## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

# Property offered for sale

	1 Monaro 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	\$1,580,000	&	\$1,680,000
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#### Median sale price

Median price	\$1,510,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/04/2025	to	30/06/2025		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
ſ	1 4 Linday Dr VEDMONT COLITH 2122	¢1 622 000	20/00/2025

1	4 Lindau Dr VERMONT SOUTH 3133	\$1,633,000	20/09/2025
2	8 Arawatta St VERMONT SOUTH 3133	\$1,756,000	20/09/2025
3	63 Mullens Rd VERMONT SOUTH 3133	\$1,590,000	18/09/2025

#### 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:	20/09/2025 21:45













Property Type: House Land Size: 930 sqm approx

Agent Comments

**Indicative Selling Price** \$1.580.000 - \$1.680.000 Median House Price

June guarter 2025: \$1,510,000

# Comparable Properties



4 Lindau Dr VERMONT SOUTH 3133 (REI)







Agent Comments

Price: \$1,633,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 789 sqm approx



8 Arawatta St VERMONT SOUTH 3133 (REI)







**Agent Comments** 

Price: \$1,756,000 Method: Auction Sale Date: 20/09/2025

Property Type: House (Res) Land Size: 869 sqm approx



63 Mullens Rd VERMONT SOUTH 3133 (REI)





Price: \$1,590,000

Method: Sold Before Auction

Date: 18/09/2025 Property Type: House Land Size: 654 sqm approx Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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