

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

28 Tullimbar Circuit, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,290,000

&

\$1,390,000

Median sale price

Median price \$1,582,500

Property Type House

Suburb Vermont South

Period - From 01/07/2025

to

30/09/2025

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	4 Tullimbar Cirt VERMONT SOUTH 3133	\$1,578,000	01/09/2025
2	21 Tullimbar Cirt VERMONT SOUTH 3133	\$1,616,000	28/06/2025
3			

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:

17/10/2025 18:27



3 2 2

Property Type: House (Res)
Land Size: 655 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,390,000
Median House Price
September quarter 2025: \$1,582,500

Comparable Properties



4 Tullimbar Cirt VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 2 2

Price: \$1,578,000
Method: Sold Before Auction
Date: 01/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx



21 Tullimbar Cirt VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,616,000
Method: Auction Sale
Date: 28/06/2025
Property Type: House (Res)
Land Size: 653 sqm approx

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.