

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

7 Winjallock Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,750,000

&

\$1,850,000

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	13 Drovers Ct VERMONT SOUTH 3133	\$1,870,000	15/11/2025
2	35 Coonawarra Dr VERMONT SOUTH 3133	\$1,880,000	10/09/2025
3	8 Kiama CI VERMONT SOUTH 3133	\$1,860,088	01/09/2025

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:

06/12/2025 09:00



5 3 2

Property Type: House
Land Size: 791 sqm approx
Agent Comments

Indicative Selling Price
\$1,750,000 - \$1,850,000
Median House Price
September quarter 2025: \$1,582,500

Comparable Properties



13 Drovers Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 3 2

Price: \$1,870,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House
Land Size: 795 sqm approx



35 Coonawarra Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,880,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 809 sqm approx



8 Kiama Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 3 2

Price: \$1,860,088
Method: Private Sale
Date: 01/09/2025
Property Type: House
Land Size: 653 sqm approx

Account - Harcourts Vermont South | P: 03 98861008