

# 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

25 Culbara Drive, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,220,000

&

\$1,320,000

### Median sale price

Median price \$1,348,000

Property Type House

Suburb Vermont

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 | 12 Arcady Gr VERMONT 3133       | \$1,292,000 | 20/11/2025   |
| 2 | 29 Culbara Dr VERMONT 3133      | \$1,365,000 | 08/11/2025   |
| 3 | 182 Heatherdale Rd VERMONT 3133 | \$1,387,000 | 29/06/2025   |

**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:

29/11/2025 08:48



Property Type:  
Agent Comments

Indicative Selling Price  
\$1,220,000 - \$1,320,000  
Median House Price  
September quarter 2025: \$1,348,000

Comparable Properties



12 Arcady Gr VERMONT 3133 (REI)

Agent Comments



Price: \$1,292,000  
Method: Sold Before Auction  
Date: 20/11/2025  
Property Type: House (Res)  
Land Size: 651 sqm approx



29 Culbara Dr VERMONT 3133 (REI)

Agent Comments



Price: \$1,365,000  
Method: Auction Sale  
Date: 08/11/2025  
Property Type: House (Res)  
Land Size: 689 sqm approx



182 Heatherdale Rd VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,387,000  
Method: Private Sale  
Date: 29/06/2025  
Property Type: House  
Land Size: 538 sqm approx