

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

6 Gibbon Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,520,000

Property Type

House

Suburb

Vermont South

Period - From

01/01/2025

to

31/12/2025

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 Yalita Rd VERMONT SOUTH 3133	\$1,447,000	19/02/2026
2	7 Coltain St VERMONT SOUTH 3133	\$1,381,000	09/02/2026
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:

23/02/2026 14:24



4 2 2

Property Type: House
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
Year ending December 2025: \$1,520,000

Comparable Properties



4 Yalita Rd VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,447,000
Method: Private Sale
Date: 19/02/2026
Property Type: House
Land Size: 675 sqm approx



7 Coltain St VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,381,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 655 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.