

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

17 Ritz Street, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$1,565,000

Property Type House

Suburb Vermont South

Period - From 01/10/2025

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	7 Coltain St VERMONT SOUTH 3133	\$1,381,000	09/02/2026
2	31 Weeden Dr VERMONT SOUTH 3133	\$1,400,000	25/11/2025
3	45 Sevenoaks Rd BURWOOD EAST 3151	\$1,370,000	15/11/2025

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:

19/02/2026 20:53



- 19 metres frontage with side by side potential (STCA)
- Highvale secondary and Livingstone primary school zone
- Good Layout with 4 bedroom potential
- Walk to Shops and Trams

4 1 2

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median House Price
December quarter 2025: \$1,565,000

Comparable Properties



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



31 Weeden Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 1 2

Price: \$1,400,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 659 sqm approx



45 Sevenoaks Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 1 2

Price: \$1,370,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 585 sqm approx

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