

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

1 CITRON COURT VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,580,000

&

\$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Vermont South

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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 6 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

5 WOODLEIGH CRESCENT VERMONT SOUTH VIC 3133	\$1,723,000	01-Nov-25
2 WOODLEIGH CRESCENT VERMONT SOUTH VIC 3133	\$1,620,000	03-Nov-25
140 TERRARA ROAD VERMONT SOUTH VIC 3133	\$1,744,000	18-Oct-25

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 6 months.~~

This Statement of Information was prepared on: 29 January 2026


**5 WOODLEIGH CRESCENT
VERMONT SOUTH VIC 3133**

 4
  2
  2

Sold Price

\$1,723,000

Sold Date

01-Nov-25

Distance

0.6km

**2 WOODLEIGH CRESCENT
VERMONT SOUTH VIC 3133**

 4
  2
  2

Sold Price

\$1,620,000

Sold Date

03-Nov-25

Distance

0.65km

**140 TERRARA ROAD VERMONT
SOUTH VIC 3133**

 4
  2
  2

Sold Price

\$1,744,000

Sold Date

18-Oct-25

Distance

0.73km
RS = Recent sale

UN = Undisclosed Sale

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