

# 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

3 Head Court, Vermont South 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

\$1,450,000

&

\$1,550,000

### Median sale price

Median price

\$1,535,500

Property Type

House

Suburb

Vermont South

Period - From

01/04/2025

to

31/03/2026

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	19 Melissa Gr VERMONT SOUTH 3133	\$1,500,000	16/05/2026
2	8 Stradella Av VERMONT SOUTH 3133	\$1,550,000	14/03/2026
3	31 Minerva Cr VERMONT SOUTH 3133	\$1,492,000	05/03/2026

**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:

05/06/2026 18:25



5 2 2

**Property Type:** House  
**Land Size:** 715 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,450,000 - \$1,550,000  
**Median House Price**  
 Year ending March 2026: \$1,535,500

## Comparable Properties



**19 Melissa Gr VERMONT SOUTH 3133 (REI)**

Agent Comments

5 3 2

**Price:** \$1,500,000  
**Method:** Auction Sale  
**Date:** 16/05/2026  
**Property Type:** House (Res)  
**Land Size:** 651 sqm approx



**8 Stradella Av VERMONT SOUTH 3133 (REI)**

Agent Comments

5 2 3

**Price:** \$1,550,000  
**Method:** Private Sale  
**Date:** 14/03/2026  
**Property Type:** House  
**Land Size:** 715 sqm approx

**31 Minerva Cr VERMONT SOUTH 3133 (VG)**

Agent Comments

4 - -

**Price:** \$1,492,000  
**Method:** Sale  
**Date:** 05/03/2026  
**Property Type:** House (Res)  
**Land Size:** 662 sqm approx

Account - Harcourts Vermont South | P: 03 98861008