

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

Range between \$1,300,000 & \$1,400,000

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 | 6 Stockmans Dr VERMONT SOUTH 3133 | \$1,565,000 | 15/06/2026 |
| 2 | 19 Melissa Gr VERMONT SOUTH 3133 | \$1,500,000 | 16/05/2026 |
| 3 | 29 Carlinga Dr VERMONT 3133 | \$1,470,000 | 21/03/2026 |

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:

24/06/2026 11:48



5 2 2

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

Indicative Selling Price
 \$1,300,000 - \$1,400,000
Median House Price
 Year ending March 2026: \$1,535,500

Comparable Properties



6 Stockmans Dr VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 2

Price: \$1,565,000
Method: Private Sale
Date: 15/06/2026
Property Type: House
Land Size: 790 sqm approx



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



29 Carlinga Dr VERMONT 3133 (REI/VG)

Agent Comments

5 2 2

Price: \$1,470,000
Method: Auction Sale
Date: 21/03/2026
Property Type: House
Land Size: 692 sqm approx

Account - Harcourts Vermont South | P: 03 98861008