

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 Settlers Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,800,000 & \$1,980,000

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)

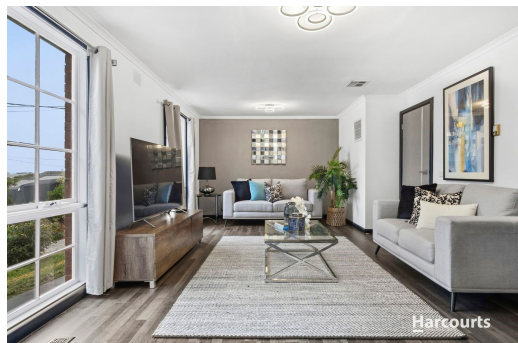
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	8 Karina La VERMONT SOUTH 3133	\$1,740,000	10/02/2026
2	11 Silverene Ct VERMONT SOUTH 3133	\$1,770,000	31/01/2026
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: 08/04/2026 16:34



 4
  2
  2

Property Type: House
Land Size: 872 sqm approx

Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,980,000
Median House Price
 Year ending March 2026: \$1,535,500

Comparable Properties



8 Karina La VERMONT SOUTH 3133 (REI)

Agent Comments

 4
  2
  3

Price: \$1,740,000
Method: Sold Before Auction
Date: 10/02/2026
Property Type: House (Res)
Land Size: 869 sqm approx



11 Silverene Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 5
  2
  2

Price: \$1,770,000
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 858 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.

Account - Harcourts Vermont South | P: 03 98861008