

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

19 Melissa Grove, Vermont South Vic 3133
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Indicative selling price

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

Range between

\$1,480,000

 &

\$1,580,000

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	10 Shearers Ct VERMONT SOUTH 3133	\$1,563,000	28/03/2026
2	8 Stradella Av VERMONT SOUTH 3133	\$1,550,000	14/03/2026
3	14 Carlinga Dr VERMONT 3133	\$1,475,000	08/03/2026

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:

16/04/2026 12:31



5
 3
 2

Rooms: 8
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 Year ending March 2026: \$1,535,500

Comparable Properties



10 Shearers Ct VERMONT SOUTH 3133 (REI)

[Agent Comments](#)

5
 3
 2

Price: \$1,563,000
Method: Auction Sale
Date: 28/03/2026
Property Type: House (Res)
Land Size: 878 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



14 Carlinga Dr VERMONT 3133 (REI)

[Agent Comments](#)

5
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Price: \$1,475,000
Method: Private Sale
Date: 08/03/2026
Property Type: House (Res)

Account - Harcourts Vermont South | P: 03 98861008