

# 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 6 Stockmans Drive, 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 \$1,430,000 & \$1,530,000

### 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	613 Springvale Rd VERMONT SOUTH 3133	\$1,420,000	02/04/2026
2	10 Shearers Ct VERMONT SOUTH 3133	\$1,563,000	28/03/2026
3	8 Stradella Av VERMONT SOUTH 3133	\$1,550,000	14/03/2026

**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: 10/04/2026 13:42



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**Property Type:** House  
**Land Size:** 790 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,430,000 - \$1,530,000  
**Median House Price**  
Year ending March 2026: \$1,535,500

## Comparable Properties



**613 Springvale Rd VERMONT SOUTH 3133 (REI)**

[Agent Comments](#)

4   2   2

**Price:** \$1,420,000  
**Method:** Private Sale  
**Date:** 02/04/2026  
**Property Type:** House  
**Land Size:** 659 sqm approx



**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

**Account - Harcourts Vermont South | P: 03 98861008**