

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 32 Hanover Road, Vermont South Vic 3133

Indicative selling price

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

Single price \$1,350,000

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 | 5 Mcclares Rd VERMONT 3133 | \$1,310,000 | 02/05/2026 |
| 2 | 257 Hawthorn Rd VERMONT SOUTH 3133 | \$1,450,000 | 18/04/2026 |
| 3 | 98 Boronia Rd VERMONT 3133 | \$1,335,000 | 02/07/2025 |

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:

11/05/2026 16:18



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Property Type: House
Land Size: 664 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,350,000
Median House Price
 Year ending March 2026: \$1,535,500

Comparable Properties



5 McClares Rd VERMONT 3133 (REI)

Agent Comments

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Price: \$1,310,000
Method: Private Sale
Date: 02/05/2026
Property Type: House
Land Size: 597 sqm approx



257 Hawthorn Rd VERMONT SOUTH 3133 (REI)

Agent Comments

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Price: \$1,450,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House
Land Size: 643 sqm approx



98 Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$1,335,000
Method: Private Sale
Date: 02/07/2025
Property Type: House
Land Size: 876 sqm approx

Account - Harcourts Vermont South | P: 03 98861008