

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

28 Stradella Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,250,000 & \$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	8 Stradella Av VERMONT SOUTH 3133	\$1,550,000	14/03/2026
2	23 Stradella Av VERMONT SOUTH 3133	\$1,365,000	11/10/2025
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: 09/04/2026 16:31



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
Year ending March 2026: \$1,535,500

Comparable Properties



8 Stradella Av VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,550,000
Method: Private Sale
Date: 14/03/2026
Property Type: House
Land Size: 715 sqm approx

23 Stradella Av VERMONT SOUTH 3133 (VG)

Agent Comments



Price: \$1,365,000
Method: Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 818 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



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