

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

4 Woorill Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,020,000 & \$1,120,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Vermont

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	42 Carinya Rd VERMONT 3133	\$1,085,000	12/04/2026
2	3 Michael Ct FOREST HILL 3131	\$1,180,000	21/02/2026
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:

24/06/2026 12:06



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  2
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Property Type: House
Land Size: 605 sqm approx
Agent Comments

Indicative Selling Price
 \$1,020,000 - \$1,120,000
Median House Price
 Year ending March 2026: \$1,335,000

Comparable Properties

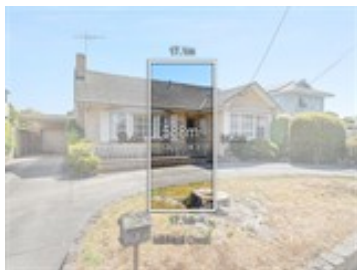


42 Carinya Rd VERMONT 3133 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,085,000
Method: Private Sale
Date: 12/04/2026
Property Type: House
Land Size: 391 sqm approx



3 Michael Ct FOREST HILL 3131 (REI)

Agent Comments

 3
  1
  4

Price: \$1,180,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 588 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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