

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

1 RYECROFT COURT VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,329,000

Property type

House

Suburb

Vermont

Period-from

01 Jun 2025

to

31 May 2026

Source

Cotality

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 6 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 CITRON COURT VERMONT SOUTH VIC 3133	\$1,685,000	28-Mar-26
20 SALEM COURT VERMONT SOUTH VIC 3133	\$1,521,888	22-May-26
19 MELISSA GROVE VERMONT SOUTH VIC 3133	\$1,500,000	15-May-26

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 6 months.~~

This Statement of Information was prepared on: 02 June 2026


**1 CITRON COURT VERMONT
SOUTH VIC 3133**
 4  2  2

 Sold Price **\$1,685,000** Sold Date **28-Mar-26**

 Distance **0.81km**

**20 SALEM COURT VERMONT
SOUTH VIC 3133**
 5  3  2

 Sold Price ^{RS} **\$1,521,888** Sold Date **22-May-26**

 Distance **0.99km**

**19 MELISSA GROVE VERMONT
SOUTH VIC 3133**
 5  3  2

 Sold Price ^{RS} **\$1,500,000** Sold Date **15-May-26**

 Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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