

# 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

3 Rowan Street, Vermont 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 \$990,000 & \$1,089,000

### 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	10 Phyllis Ct VERMONT 3133	\$1,100,000	15/05/2026
2	28 Aubrey St VERMONT 3133	\$1,195,000	18/04/2026
3	9 Andrew St VERMONT 3133	\$1,051,000	26/03/2026

**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:

02/06/2026 14:58



 3
  1
  2

**Property Type:** House  
**Land Size:** 586 sqm approx

Agent Comments

**Indicative Selling Price**  
 \$990,000 - \$1,089,000  
**Median House Price**  
 Year ending March 2026: \$1,335,000

## Comparable Properties



10 Phyllis Ct VERMONT 3133 (REI)

Agent Comments

 3
  1
  2

**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 15/05/2026  
**Property Type:** House (Res)  
**Land Size:** 796 sqm approx



28 Aubrey St VERMONT 3133 (REI)

Agent Comments

 3
  2
  2

**Price:** \$1,195,000  
**Method:** Auction Sale  
**Date:** 18/04/2026  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx



9 Andrew St VERMONT 3133 (REI/VG)

Agent Comments

 3
  1
  1

**Price:** \$1,051,000  
**Method:** Sold Before Auction  
**Date:** 26/03/2026  
**Property Type:** House (Res)  
**Land Size:** 585 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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