

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

33 Wildwood Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,528,444

Property Type

House

Suburb

Vermont South

Period - From

15/07/2025

to

14/07/2026

Source

Property Data

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	41 Tullimbar Cirt VERMONT SOUTH 3133	\$1,502,000	24/06/2026
2	5 Moran Ct VERMONT SOUTH 3133	\$1,508,000	20/06/2026
3	6 Stockmans Dr VERMONT SOUTH 3133	\$1,565,000	15/06/2026

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:

15/07/2026 13:21



4 2 3

Property Type: House (Previously Occupied - Detached)
Land Size: 643 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
15/07/2025 - 14/07/2026: \$1,528,444

Comparable Properties



41 Tullimbar Cirt VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 3

Price: \$1,502,000
Method: Private Sale
Date: 24/06/2026
Property Type: House



5 Moran Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,508,000
Method: Auction Sale
Date: 20/06/2026
Property Type: House (Res)
Land Size: 655 sqm approx



6 Stockmans Dr VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 2

Price: \$1,565,000
Method: Private Sale
Date: 15/06/2026
Property Type: House
Land Size: 790 sqm approx