

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

2 OLINDA CRESCENT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Vermont

Period-from

01 Jul 2025

to

30 Jun 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

23 CAROBEN AVENUE VERMONT VIC 3133	\$1,296,000	13-Jun-26
7 HOLYROOD DRIVE VERMONT VIC 3133	\$1,388,000	30-Apr-26
29 CARLINGA DRIVE VERMONT VIC 3133	\$1,470,000	21-Mar-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: 21 July 2026


**23 CAROBEN AVENUE VERMONT
VIC 3133**

 4
  2
  2

Sold Price ^{RS} **\$1,296,000** Sold Date **13-Jun-26**

Distance **0.38km**


**7 HOLYROOD DRIVE VERMONT
VIC 3133**

 4
  3
  2

Sold Price **\$1,388,000** Sold Date **30-Apr-26**

Distance **0.42km**


**29 CARLINGA DRIVE VERMONT
VIC 3133**

 5
  2
  2

Sold Price **\$1,470,000** Sold Date **21-Mar-26**

Distance **0.13km**

RS = Recent sale

UN = Undisclosed Sale

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