

# 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 Shearers Court, Vermont South 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

\$1,480,000

&

\$1,590,000

### Median sale price

Median price

\$1,511,500

Property Type

House

Suburb

Vermont South

Period - From

01/07/2025

to

30/06/2026

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 | 1 Ballina Tce VERMONT SOUTH 3133  | \$1,510,000 | 17/08/2026   |
| 2 | 8 Shearers Ct VERMONT SOUTH 3133  | \$1,526,000 | 21/07/2026   |
| 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:

21/08/2026 18:07



4 3 2

**Property Type:** House  
**Land Size:** 790 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,480,000 - \$1,590,000  
**Median House Price**  
 Year ending June 2026: \$1,511,500

## Comparable Properties



**1 Ballina Tce VERMONT SOUTH 3133 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,510,000  
**Method:** Private Sale  
**Date:** 17/08/2026  
**Property Type:** House  
**Land Size:** 796 sqm approx



**8 Shearers Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,526,000  
**Method:** Private Sale  
**Date:** 21/07/2026  
**Property Type:** House  
**Land Size:** 790 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