

## 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 FANKHAUSER DRIVE 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Vermont South

Period-from

01 May 2025

to

30 Apr 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

40 MULLENS ROAD VERMONT SOUTH VIC 3133	\$1,172,000	22-Apr-26
5 BELLARA STREET VERMONT VIC 3133	\$1,200,000	13-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: 25 May 2026


**40 MULLENS ROAD VERMONT  
SOUTH VIC 3133**
 4
  2
  2

 Sold Price <sup>RS</sup> **\$1,172,000** <sup>UN</sup> Sold Date **22-Apr-26**

 Distance **0.31km**

**5 BELLARA STREET VERMONT VIC  
3133**
 3
  1
  2

 Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **13-May-26**

 Distance **1.35km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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