

## 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

8 LIVINGSTONE ROAD 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

\$1,450,000

&

\$1,590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Vermont South

Period-from

01 Apr 2025

to

31 Mar 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

32 GIBBON AVENUE VERMONT SOUTH VIC 3133	\$1,510,000	02-Dec-25
8 STRADELLA AVENUE VERMONT SOUTH VIC 3133	\$1,550,000	14-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: 29 April 2026


**32 GIBBON AVENUE VERMONT  
SOUTH VIC 3133**
 5
  3
  2

Sold Price

**\$1,510,000**

Sold Date

**02-Dec-25**

Distance

**0.37km**

**8 STRADELLA AVENUE VERMONT  
SOUTH VIC 3133**
 5
  2
  1

Sold Price

<sup>RS</sup> **\$1,550,000**

Sold Date

**14-Mar-26**

Distance

**1.25km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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