

# 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

20 Dorene 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

\$1,100,000

&

\$1,200,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2025

to

30/06/2025

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	10 Consort Av VERMONT SOUTH 3133	\$1,350,000	24/05/2025
2	1A Fortescue Gr VERMONT SOUTH 3133	\$1,107,000	10/05/2025
3	30 Victor Cr FOREST HILL 3131	\$1,210,006	12/04/2025

**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:

07/07/2025 16:09



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**Property Type:** House  
**Land Size:** 698 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
June quarter 2025: \$1,510,000

## Comparable Properties



**10 Consort Av VERMONT SOUTH 3133 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 24/05/2025  
**Property Type:** House  
**Land Size:** 654 sqm approx



**1A Fortescue Gr VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$1,107,000  
**Method:** Auction Sale  
**Date:** 10/05/2025  
**Property Type:** House  
**Land Size:** 453 sqm approx



**30 Victor Cr FOREST HILL 3131 (VG)**

**Agent Comments**

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**Price:** \$1,210,006  
**Method:** Sale  
**Date:** 12/04/2025  
**Property Type:** House (Res)  
**Land Size:** 653 sqm approx

**Account - Barry Plant | P: 03 9842 8888**