

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

5 Greenwood Court, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$1,141,500

Property Type House

Suburb Vermont

Period - From 01/01/2025

to

31/03/2025

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	15 Tucker Rd VERMONT 3133	\$1,198,000	07/06/2025
2	26 Frank St VERMONT 3133	\$1,200,000	17/05/2025
3	57 Orient Av MITCHAM 3132	\$1,088,000	08/05/2025

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:

23/06/2025 16:02



 3  2  2

Property Type: House
Land Size: 439 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
March quarter 2025: \$1,141,500

Comparable Properties



15 Tucker Rd VERMONT 3133 (REI)

Agent Comments

 3  1  2

Price: \$1,198,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 536 sqm approx



26 Frank St VERMONT 3133 (REI)

Agent Comments

 3  1  2

Price: \$1,200,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 557 sqm approx



57 Orient Av MITCHAM 3132 (REI)

Agent Comments

 3  2  2

Price: \$1,088,000
Method: Private Sale
Date: 08/05/2025
Property Type: House
Land Size: 561 sqm approx

Account - Barry Plant | P: 03 9842 8888