Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 5 Greenwood Court, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	een \$1,100,000		&		\$1,200,000				
Median sale price									
Median price	\$1,141,500	Pro	operty Type	Hou	se		Suburb	Vermont	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ado	dress 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









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) ■ 3 ■ 1 2 2 Price: \$1,198,000 Method: Auction Sale Date: 07/06/2025 Property Type: House (Res) Land Size: 536 sqm approx	Agent Comments
26 Frank St VERMONT 3133 (REI) 3 1 2 Price: \$1,200,000 Method: Auction Sale Date: 17/05/2025 Property Type: House (Res) Land Size: 557 sqm approx	Agent Comments
57 Orient Av MITCHAM 3132 (REI) 3 2 2 2 Price: \$1,088,000 Method: Private Sale Date: 08/05/2025 Property Type: House Land Size: 561 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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