

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

22 Lindau Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$2,300,000

&

\$2,500,000

Median sale price

Median price \$1,475,000

Property Type House

Suburb Vermont South

Period - From 01/04/2024

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	13 Atheldene Dr GLEN WAVERLEY 3150	\$2,468,888	02/05/2025
2	42 Shepherd Rd GLEN WAVERLEY 3150	\$2,212,000	26/04/2025
3	8 College Ct GLEN WAVERLEY 3150	\$2,401,000	15/02/2025

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:

06/06/2025 15:03

22 Lindau Drive, Vermont South Vic 3133

**Jellis
Craig**

Lily Chen
8849 8088
0403 707 888
lilychen@jellisrcraig.com.au



 5  4  2

Property Type: House (Res)

Land Size: 796 sqm approx

Agent Comments

Indicative Selling Price

\$2,300,000 - \$2,500,000

Median House Price

Year ending March 2025: \$1,475,000

Comparable Properties



13 Atheldene Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,468,888

Method: Private Sale

Date: 02/05/2025

Property Type: House

Land Size: 651 sqm approx



42 Shepherd Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 5  3  2

Price: \$2,212,000

Method: Auction Sale

Date: 26/04/2025

Property Type: House (Res)

Land Size: 650 sqm approx



8 College Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  2  2

Price: \$2,401,000

Method: Auction Sale

Date: 15/02/2025

Property Type: House (Res)

Land Size: 652 sqm approx

Account - Jellis Craig | P: 03 88498088



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