

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

1 DELATITE COURT VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,252,500

Property type

House

Suburb

Vermont

Period-from

01 Jul 2024

to

30 Jun 2025

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

35 LONGBRAE AVENUE FOREST HILL VIC 3131	\$1,038,000	26-Mar-25
11 RANFURLIE ROAD FOREST HILL VIC 3131	\$1,050,000	31-May-25
428 SPRINGVALE ROAD FOREST HILL VIC 3131	\$990,000	12-Jul-25

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.~~

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35 LONGBRAE AVENUE FOREST HILL VIC 3131

Sold Price **\$1,038,000** Sold Date **26-Mar-25**

3 1 ol

Distance **0.71km**



11 RANFURLIE ROAD FOREST HILL VIC 3131

Sold Price ^{RS} **\$1,050,000** Sold Date **31-May-25**

3 1 o3

Distance **1.36km**



428 SPRINGVALE ROAD FOREST HILL VIC 3131

Sold Price ^{RS} **\$990,000** Sold Date **12-Jul-25**

3 1 o2

Distance **1.63km**

RS = Recent sale

UN = Undisclosed Sale

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