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

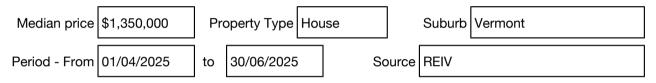
5 Greenwood Court, Vermont Vic 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting
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Single price \$1,200,000

Median sale price



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	1b Beaumont St VERMONT 3133	\$1,227,000	12/07/2025
2	15 Tucker Rd VERMONT 3133	\$1,198,000	07/06/2025
3	26 Frank St VERMONT 3133	\$1,200,000	17/05/2025

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:

22/07/2025 09:07



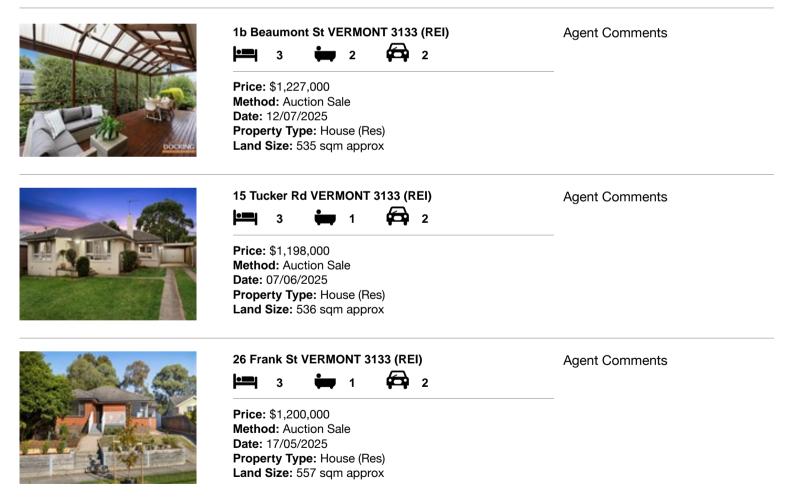






Property Type: House (Res) **Land Size:** 439 sqm approx Agent Comments Indicative Selling Price \$1,200,000 Median House Price June quarter 2025: \$1,350,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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