Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address Including suburb and	35 Coonawarra Drive, Vermont South Vic 3133
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,510,000	Pro	perty Type	House		Suburb	Vermont South
Period - From	01/04/2025	to	30/06/2025		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	14 Murchison Av VERMONT SOUTH 3133	\$1,990,000	31/05/2025
2	10 Pioneer CI VERMONT SOUTH 3133	\$2,050,000	05/04/2025
3			

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:	11/07/2025 20:28



Date of sale







Property Type: House Land Size: 809 sqm approx

Agent Comments

Indicative Selling Price \$1,900,000 - \$2,000,000 Median House Price June guarter 2025: \$1,510,000

Comparable Properties



14 Murchison Av VERMONT SOUTH 3133 (REI)

Price: \$1,990,000 Method: Auction Sale Date: 31/05/2025 Property Type: House Land Size: 800 sqm approx Agent Comments



10 Pioneer CI VERMONT SOUTH 3133 (REI/VG)



Agent Comments

Price: \$2.050.000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 691 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008





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