

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

2 Coral Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,550,000

&

\$1,650,000

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 | 18 Chablis Cr VERMONT SOUTH 3133 | \$1,450,000 | 07/04/2025 |
| 2 | 144 Terrara Rd VERMONT SOUTH 3133 | \$1,481,500 | 09/03/2025 |
| 3 | 15 Hempstead Av VERMONT SOUTH 3133 | \$1,510,000 | 24/02/2025 |

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:

16/06/2025 11:35

2 Coral Court, Vermont South Vic 3133

**Jellis
Craig**

Natalie Visic

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 4  3  1

Rooms: 6

Property Type: House

Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

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

Comparable Properties



18 Chablis Cr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  3  2

Price: \$1,450,000

Method: Private Sale

Date: 07/04/2025

Property Type: House (Res)

Land Size: 662 sqm approx



144 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  4

Price: \$1,481,500

Method: Private Sale

Date: 09/03/2025

Property Type: House

Land Size: 654 sqm approx



15 Hempstead Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Sold Before Auction

Date: 24/02/2025

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 88498088



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