

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

16 Tulkara Grove, Vermont Vic 3133

Indicative selling price

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

Range between \$1,300,000

&

\$1,350,000

Median sale price

Median price \$1,335,000

Property Type House

Suburb Vermont

Period - From 01/04/2025

to

31/03/2026

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	14 Smithfield Wlk VERMONT 3133	\$1,250,000	30/05/2026
2	12 Caldwell Rd VERMONT 3133	\$1,300,000	23/05/2026
3	38 Coonawarra Dr VERMONT SOUTH 3133	\$1,383,000	30/04/2026

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:

20/06/2026 16:33

Emmerson Lynch

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Indicative Selling Price

\$1,300,000 - \$1,350,000

Median House Price

Year ending March 2026: \$1,335,000



3
 2
 2

Property Type: House**Land Size:** 775 sqm approx**Agent Comments**

Comparable Properties

**14 Smithfield Wlk VERMONT 3133 (REI)****Agent Comments**

4
 2
 2

Price: \$1,250,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Land Size:** 776 sqm approx**12 Caldwell Rd VERMONT 3133 (REI)****Agent Comments**

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 2
 2

Price: \$1,300,000**Method:** Auction Sale**Date:** 23/05/2026**Property Type:** House (Res)**Land Size:** 587 sqm approx**38 Coonawarra Dr VERMONT SOUTH 3133 (REI)****Agent Comments**

4
 2
 2

Price: \$1,383,000**Method:** Private Sale**Date:** 30/04/2026**Property Type:** House**Land Size:** 790 sqm approx**Account - Jellis Craig** | P: (03) 9908 5700