

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

3 Head Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,535,500

Property Type House

Suburb Vermont South

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.

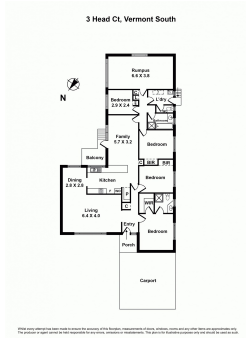
	Address of comparable property	Price	Date of sale
1	12 George Rd VERMONT SOUTH 3133	\$1,600,000	14/02/2026
2	2 Woodleigh Cr VERMONT SOUTH 3133	\$1,620,000	08/11/2025
3	10 Muster Ct VERMONT SOUTH 3133	\$1,589,000	25/10/2025

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:

09/04/2026 17:20



 4
  2
  2

Property Type: House
Land Size: 715 sqm approx
Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 Year ending March 2026: \$1,535,500

Comparable Properties



12 George Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 4
  2
  2

Price: \$1,600,000
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)
Land Size: 771 sqm approx



2 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,620,000
Method: Sold Before Auction
Date: 08/11/2025
Property Type: House (Res)
Land Size: 672 sqm approx



10 Muster Ct VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,589,000
Method: Auction Sale
Date: 25/10/2025
Property Type: House
Land Size: 865 sqm approx

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