

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 Leonard Court, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,450,000

&

\$1,550,000

Median sale price

Median price

\$1,511,500

Property Type

House

Suburb

Vermont South

Period - From

01/07/2025

to

30/06/2026

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	1 Ballina Tce VERMONT SOUTH 3133	\$1,510,000	17/08/2026
2	31 Winswood CI VERMONT SOUTH 3133	\$1,465,000	25/07/2026
3	8 Shearers Ct VERMONT SOUTH 3133	\$1,526,000	21/07/2026

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:

25/08/2026 11:57



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



1 Ballina Tce VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,510,000

Method: Private Sale

Date: 17/08/2026

Property Type: House

Land Size: 796 sqm approx



31 Winswood CI VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  4

Price: \$1,465,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)

Land Size: 872 sqm approx



8 Shearers Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,526,000

Method: Private Sale

Date: 21/07/2026

Property Type: House

Land Size: 790 sqm approx