

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 Moran Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,320,000

&

\$1,420,000

Median sale price

Median price \$1,440,500

Property Type House

Suburb Vermont South

Period - From 01/01/2026

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	22 Barossa Av VERMONT SOUTH 3133	\$1,456,000	02/05/2026
2	26 Barossa Av VERMONT SOUTH 3133	\$1,370,000	09/04/2026
3	2 Dalroy Cr VERMONT SOUTH 3133	\$1,350,000	07/04/2026

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:

15/05/2026 13:59



Property Type: House

Land Size: 655 sqm approx

Agent Comments

Comparable Properties



22 Barossa Av VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,456,000

Method: Auction Sale

Date: 02/05/2026

Property Type: House (Res)

Land Size: 800 sqm approx



26 Barossa Av VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,370,000

Method: Private Sale

Date: 09/04/2026

Property Type: House

Land Size: 785 sqm approx



2 Dalroy Cr VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 07/04/2026

Property Type: House

Land Size: 656 sqm approx