

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

9 Glenora Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,450,000

&

\$1,530,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Vermont

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	31 Winswood CI VERMONT SOUTH 3133	\$1,465,000	25/07/2026
2	8 Shearers Ct VERMONT SOUTH 3133	\$1,526,000	21/07/2026
3	5 George Rd VERMONT SOUTH 3133	\$1,460,000	11/04/2026

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:

05/08/2026 19:08



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Property Type: House
Land Size: 838 sqm approx
Agent Comments

Indicative Selling Price
 \$1,450,000 - \$1,530,000
Median House Price
 Year ending June 2026: \$1,300,000

Comparable Properties



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



5 George Rd VERMONT SOUTH 3133 (VG)

Agent Comments

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Price: \$1,460,000
Method: Sale
Date: 11/04/2026
Property Type: House (Res)
Land Size: 792 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087