

# 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

15 Frances Avenue, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000 & \$2,300,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Vermont

Period - From 01/10/2025 to 31/12/2025 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	161 Heatherdale Rd VERMONT 3133	\$2,231,000	12/02/2026
2	1 Chablis Cr VERMONT SOUTH 3133	\$2,330,000	08/11/2025
3	25 Coltain St VERMONT SOUTH 3133	\$2,405,000	01/11/2025

**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:

02/03/2026 11:44

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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

December quarter 2025: \$1,310,000



**Property Type:** House (Res)

**Land Size:** 1036 sqm approx

Agent Comments

## Comparable Properties



**161 Heatherdale Rd VERMONT 3133 (REI)**

Agent Comments



**Price:** \$2,231,000

**Method:** Sold Before Auction

**Date:** 12/02/2026

**Property Type:** House (Res)

**Land Size:** 786 sqm approx



**1 Chablis Cr VERMONT SOUTH 3133 (REI)**

Agent Comments



**Price:** \$2,330,000

**Method:** Auction Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 790 sqm approx



**25 Coltain St VERMONT SOUTH 3133 (VG)**

Agent Comments



**Price:** \$2,405,000

**Method:** Sale

**Date:** 01/11/2025

**Property Type:** House (Res)

**Land Size:** 851 sqm approx

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