

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 Holyrood Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Vermont

Period - From 20/02/2025 to 19/02/2026 Source Property Data

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	40 Orion St VERMONT 3133	\$1,920,000	30/11/2025
2	1b Hayward Ct VERMONT 3133	\$1,912,000	15/11/2025
3	79 Orient Av MITCHAM 3132	\$1,905,000	22/10/2025

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: 20/02/2026 13:48



4 3 2

Property Type: House
Land Size: 630 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
20/02/2025 - 19/02/2026: \$1,335,000

Comparable Properties



40 Orion St VERMONT 3133 (REI)

[Agent Comments](#)

5 2 3

Price: \$1,920,000
Method: Sold After Auction
Date: 30/11/2025
Property Type: House (Res)
Land Size: 929 sqm approx



1b Hayward Ct VERMONT 3133 (REI/VG)

[Agent Comments](#)

4 2 2

Price: \$1,912,000
Method: Auction Sale
Date: 15/11/2025
Property Type: House (Res)
Land Size: 799 sqm approx



79 Orient Av MITCHAM 3132 (REI/VG)

[Agent Comments](#)

5 2 2

Price: \$1,905,000
Method: Sold Before Auction
Date: 22/10/2025
Property Type: House (Res)
Land Size: 570 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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