

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 Winswood Close, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,750,000

 &

\$1,850,000

Median sale price

Median price

\$1,565,000

 Property Type

House

 Suburb

Vermont South

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	1b Hayward Ct VERMONT 3133	\$1,912,000	15/11/2025
2	6 Ferncroft St VERMONT 3133	\$1,901,000	13/09/2025
3	35 Coonawarra Dr VERMONT SOUTH 3133	\$1,880,000	10/09/2025

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:

27/02/2026 17:08



4 2 2

Property Type: House
Land Size: 792 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,750,000 - \$1,850,000
Median House Price
 December quarter 2025: \$1,565,000

Comparable Properties



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



6 Ferncroft St VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,901,000
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 585 sqm approx



35 Coonawarra Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

5 3 2

Price: \$1,880,000
Method: Private Sale
Date: 10/09/2025
Property Type: House
Land Size: 809 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



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