

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

8 STRADELLA AVENUE VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,480,000

&

\$1,580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Vermont South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

4 LATURNS COURT VERMONT SOUTH VIC 3133	\$1,615,000	07-Dec-25
9 WEEDEN DRIVE VERMONT SOUTH VIC 3133	\$1,575,000	22-Nov-25

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 6 months.

This Statement of Information was prepared on: 19 February 2026


**4 LATURNS COURT VERMONT
SOUTH VIC 3133**
 4
  2
  2

 Sold Price **\$1,615,000** Sold Date **07-Dec-25**

 Distance **1.05km**

**9 WEEDEN DRIVE VERMONT
SOUTH VIC 3133**
 4
  2
  2

 Sold Price **\$1,575,000** Sold Date **22-Nov-25**

 Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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