

## 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 WHITE ASH COURT VERMONT SOUTH VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Vermont South

Period-from

01 Jan 2025

to

31 Dec 2025

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

9 WEEDEN DRIVE VERMONT SOUTH VIC 3133	\$1,575,000	22-Nov-25
4 MONARO COURT VERMONT SOUTH VIC 3133	\$1,445,000	08-Nov-25
7 WEEDEN DRIVE VERMONT SOUTH VIC 3133	\$1,500,000	06-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: 21 January 2026


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

 Sold Price <sup>RS</sup> **\$1,575,000** Sold Date **22-Nov-25**

 Distance **0.16km**

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

 Sold Price **\$1,445,000** Sold Date **08-Nov-25**

 Distance **1.36km**

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

 Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **06-Nov-25**

 Distance **0.18km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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