

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

1 Fortescue Grove, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,535,500 Property Type House Suburb Vermont South

Period - From 01/04/2025 to 31/03/2026 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	7 Currajong St VERMONT SOUTH 3133	\$1,630,500	14/02/2026
2	18a Tainton Rd BURWOOD EAST 3151	\$1,700,000	24/10/2025
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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: 15/04/2026 20:14



Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
Year ending March 2026: \$1,535,500

Comparable Properties



7 Currajong St VERMONT SOUTH 3133 (REI)

Agent Comments



Price: \$1,630,500
Method: Auction Sale
Date: 14/02/2026
Property Type: House (Res)



18a Tainton Rd BURWOOD EAST 3151 (REI/VG)

Agent Comments



Price: \$1,700,000
Method: Sold Before Auction
Date: 24/10/2025
Property Type: Townhouse (Res)

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.

Account - Harcourts Vermont South | P: 03 98861008