

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

3 Head Court, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,420,000

&

\$1,520,000

Median sale price

Median price \$1,558,000

Property Type House

Suburb Vermont South

Period - From 18/04/2025

to

17/04/2026

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	6 Kiama CI VERMONT SOUTH 3133	\$1,441,000	23/03/2026
2	9 Weeden Dr VERMONT SOUTH 3133	\$1,535,000	22/11/2025
3	7 Weeden Dr VERMONT SOUTH 3133	\$1,500,000	06/11/2025

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:

18/04/2026 15:45



5 2 2

Property Type: House
Land Size: 715 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,420,000 - \$1,520,000
Median House Price
 18/04/2025 - 17/04/2026: \$1,558,000

Comparable Properties



6 Kiama Ct VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,441,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 651 sqm approx



9 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,535,000
Method: Auction Sale
Date: 22/11/2025
Property Type: House (Res)
Land Size: 646 sqm approx



7 Weeden Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,500,000
Method: Sold Before Auction
Date: 06/11/2025
Property Type: House (Res)
Land Size: 647 sqm approx

Account - Harcourts Vermont South | P: 03 98861008