

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

6 KIAMA CLOSE 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

\$1,350,000

&

\$1,450,000

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

7 COLTAIN STREET VERMONT SOUTH VIC 3133	\$1,381,000	07-Feb-26
4 YALITA ROAD VERMONT SOUTH VIC 3133	\$1,447,000	19-Feb-26

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: 25 February 2026

**7 COLTAIN STREET VERMONT
SOUTH VIC 3133**4  2  2 Sold Price ^{RS} **\$1,381,000** ^{UN} Sold Date **07-Feb-26**Distance **0.8km****4 YALITA ROAD VERMONT SOUTH
VIC 3133**4  2  2 Sold Price ^{RS} **\$1,447,000** Sold Date **19-Feb-26**Distance **0.66km****RS** = Recent sale**UN** = Undisclosed Sale

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