

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

17 Andrew Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,090,000 & \$1,190,000

Median sale price

Median price \$1,292,000 Property Type House Suburb Vermont

Period - From 01/01/2025 to 31/12/2025 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	20 Blanche Dr VERMONT 3133	\$1,270,000	17/01/2026
2	8 Snowden PI VERMONT 3133	\$1,260,000	15/12/2025
3	36 Denis St VERMONT 3133	\$1,170,000	19/11/2025

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:

23/02/2026 14:56



4
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 2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
 \$1,090,000 - \$1,190,000
Median House Price
 Year ending December 2025: \$1,292,000

Comparable Properties



20 Blanche Dr VERMONT 3133 (REI)

[Agent Comments](#)

4
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 2

Price: \$1,270,000
Method: Auction Sale
Date: 17/01/2026
Property Type: House
Land Size: 593 sqm approx



8 Snowden Pl VERMONT 3133 (REI/VG)

[Agent Comments](#)

3
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 4

Price: \$1,260,000
Method: Private Sale
Date: 15/12/2025
Property Type: House
Land Size: 714 sqm approx



36 Denis St VERMONT 3133 (VG)

[Agent Comments](#)

3
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Price: \$1,170,000
Method: Sale
Date: 19/11/2025
Property Type: Development Site (Res)
Land Size: 585 sqm approx

Account - Harcourts Vermont South | P: 03 98861008