

## 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 AVILA COURT VERMONT 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,289,000

Property type

House

Suburb

Vermont

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

### 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

11 ARCADY GROVE VERMONT VIC 3133	\$1,431,500	21-Jun-25
15 CARLINGA DRIVE VERMONT VIC 3133	\$1,350,000	30-Mar-25
32 VIEW ROAD VERMONT VIC 3133	\$1,438,000	01-Jun-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: 25 June 2025



11 ARCADY GROVE VERMONT VIC 3133

Sold Price

RS\$1,431,500

Sold Date

21-Jun-25

4

3

3

Distance

0.27km



15 CARLINGA DRIVE VERMONT VIC 3133

Sold Price

\$1,350,000

Sold Date

30-Mar-25

4

2

2

Distance

0.41km



32 VIEW ROAD VERMONT VIC 3133

Sold Price

RS\$1,438,000

Sold Date

01-Jun-25

4

2

2

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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