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 Scarborough Road, Vermont South Vic 3133

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,482,500 Property Type House Suburb Vermont South

Period - From 01/01/2024 to 31/12/2024 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	82 Mullens Rd VERMONT SOUTH 3133	$1,510,000	22/03/2025
2	271 Hawthorn Rd VERMONT SOUTH 3133	$1,425,000	12/02/2025
3	30 Cascade Dr VERMONT SOUTH 3133	$1,421,500	30/11/2024

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: 03/04/2025 13:22

3 Scarborough Road, Vermont South Vic 3133



4 3 3

Property Type: House
Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median House Price
Year ending December 2024: $1,482,500

Comparable Properties



82 Mullens Rd VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,510,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)

Agent Comments



271 Hawthorn Rd VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,425,000
Method: Sold Before Auction
Date: 12/02/2025
Property Type: House (Res)

Agent Comments



30 Cascade Dr VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,421,500
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 647 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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