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	10 Consort Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,487,000 Property Type House Suburb Vermont South

Period - From 01/01/2025 to 31/03/2025 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	2 Windsor St BURWOOD EAST 3151	$1,266,000	22/03/2025
2	236 Hawthorn Rd VERMONT SOUTH 3133	$1,375,000	22/03/2025
3	55 Pickford St BURWOOD EAST 3151	$1,308,888	05/12/2024

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: 01/05/2025 21:05

10 Consort Avenue, Vermont South Vic 3133

OBrien Real Estate



3 2

Property Type: House (Previously Occupied - Detached)
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
March quarter 2025: $1,487,000

Comparable Properties



2 Windsor St BURWOOD EAST 3151 (REI)

3 1 2

Price: $1,266,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 587 sqm approx

Agent Comments



236 Hawthorn Rd VERMONT SOUTH 3133 (REI)

3 2 4

Price: $1,375,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments



55 Pickford St BURWOOD EAST 3151 (REI)

3 2 6

Price: $1,308,888
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Account - O'Brien Real Estate Vermont | P: 03 9087 1087

REIV THE DIFFERENCE

propertydata.com.au

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