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: 5 Oxford Grove, Vermont South Vic 3133

Indicative selling price

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

Range between: $1,480,000 & $1,580,000

Median sale price

Median price: $1,582,500 Property Type: House Suburb: Vermont South

Period - From: 01/07/2025 to: 30/09/2025 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	63 Mullens Rd VERMONT SOUTH 3133	$1,590,000	18/09/2025
2	17 Moray Gr VERMONT SOUTH 3133	$1,520,000	04/06/2025
3			

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: 16/10/2025 17:51

5 Oxford Grove, Vermont South Vic 3133



Property Type:
Agent Comments

Indicative Selling Price
$1,480,000 - $1,580,000
Median House Price
September quarter 2025: $1,582,500

Comparable Properties



63 Mullens Rd VERMONT SOUTH 3133 (REI)

4 2 2

Agent Comments

Price: $1,590,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx



17 Moray Gr VERMONT SOUTH 3133 (REI/VG)

4 2 2

Agent Comments

Price: $1,520,000
Method: Private Sale
Date: 04/06/2025
Property Type: House
Land Size: 680 sqm approx

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.

Account - Harcourts Vermont South | P: 03 98861008

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