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	31 Great Western Drive, Vermont South Vic 3133

Indicative selling price

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

Range between $1,720,000 & $1,790,000

Median sale price

Median price $1,520,000 Property Type House Suburb Vermont South

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	28 Great Western Dr VERMONT SOUTH 3133	$1,810,500	09/11/2025
2	5 Woodleigh Cr VERMONT SOUTH 3133	$1,723,000	01/11/2025
3	18 Serenity Ct VERMONT SOUTH 3133	$1,765,000	31/07/2025

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.~~

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31 Great Western Drive, Vermont South Vic 3133



5 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,720,000 - $1,790,000
Median House Price
Year ending December 2025: $1,520,000

Comparable Properties

28 Great Western Dr VERMONT SOUTH 3133 (VG)

5 - -

Agent Comments

Price: $1,810,500
Method: Sale
Date: 09/11/2025
Property Type: House (Res)
Land Size: 652 sqm approx



5 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

4 2 2

Agent Comments

Price: $1,723,000
Method: Auction Sale
Date: 01/11/2025
Property Type: House
Land Size: 666 sqm approx



18 Serenity Ct VERMONT SOUTH 3133 (REI/VG)

4 3 2

Agent Comments

Price: $1,765,000
Method: Private Sale
Date: 31/07/2025
Property Type: House (Res)
Land Size: 491 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800

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