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 Woodleigh Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between $1,500,000 & $1,650,000

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	140 Terrara Rd VERMONT SOUTH 3133	$1,744,000	18/10/2025
2	2 Charlnet Dr VERMONT SOUTH 3133	$1,656,500	13/09/2025
3	5 Kiama Cl VERMONT SOUTH 3133	$1,580,000	19/07/2025

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.~~

This Statement of Information was prepared on: 01/11/2025 08:43

5 Woodleigh Crescent, Vermont South Vic 3133

Harcourts



4 2 2

Property Type: House
Land Size: 666 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
September quarter 2025: $1,582,500

Comparable Properties



140 Terrara Rd VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,744,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House
Land Size: 679 sqm approx

Agent Comments



2 Charlnet Dr VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,656,500
Method: Auction Sale
Date: 13/09/2025
Property Type: House (Res)
Land Size: 655 sqm approx

Agent Comments



5 Kiama Cl VERMONT SOUTH 3133 (REI/VG)

4 2 1

Price: $1,580,000
Method: Auction Sale
Date: 19/07/2025
Property Type: House (Res)
Land Size: 688 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata.com.au

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