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	13 Drovers Court, Vermont South Vic 3133

Indicative selling price

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

Range between $1,700,000 & $1,870,000

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	833 Highbury Rd VERMONT SOUTH 3133	$1,740,000	08/11/2025
2	7 Hector Ct GLEN WAVERLEY 3150	$1,806,000	09/08/2025
3	3a Scarborough Rd VERMONT SOUTH 3133	$1,820,000	27/05/2025

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: 15/11/2025 08:59

13 Drovers Court, Vermont South Vic 3133

Harcourts



Property Type:
Agent Comments

Indicative Selling Price
$1,700,000 - $1,870,000
Median House Price
September quarter 2025: $1,582,500

Comparable Properties



833 Highbury Rd VERMONT SOUTH 3133 (REI)

4 2 4

Agent Comments

Price: $1,740,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 789 sqm approx



7 Hector Ct GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Agent Comments

Price: $1,806,000
Method: Auction Sale
Date: 09/08/2025
Property Type: House (Res)
Land Size: 799 sqm approx



3a Scarborough Rd VERMONT SOUTH 3133 (REI/VG)

4 2 2

Agent Comments

Price: $1,820,000
Method: Private Sale
Date: 27/05/2025
Property Type: House
Land Size: 622 sqm approx

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata.com.au

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