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	1 Chablis Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between $1,900,000 & $2,090,000

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	22 Lindau Dr VERMONT SOUTH 3133	$2,603,000	26/07/2025
2	14 Murchison Av VERMONT SOUTH 3133	$1,990,000	31/05/2025
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: 29/10/2025 10:02

1 Chablis Crescent, Vermont South Vic 3133

Steven Zervas
0423767621
steven@heavyside.co



5 3 2

Property Type: House
Land Size: 790 sqm approx

Agent Comments

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
September quarter 2025: $1,582,500

Comparable Properties



22 Lindau Dr VERMONT SOUTH 3133 (REI/VG)

5 4 2

Price: $2,603,000
Method: Auction Sale
Date: 26/07/2025
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments



14 Murchison Av VERMONT SOUTH 3133 (REI/VG)

5 2 2

Price: $1,990,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House
Land Size: 800 sqm approx

Agent Comments

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 - Heavyside

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