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	28 Tullimbar Circuit, Vermont South Vic 3133

Indicative selling price

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

Range between $1,350,000 & $1,485,000

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	8 Galahad Cr GLEN WAVERLEY 3150	$1,500,000	29/10/2025
2	101 Capital Av GLEN WAVERLEY 3150	$1,462,000	18/10/2025
3	7 Gwyn Rise VERMONT SOUTH 3133	$1,461,000	15/09/2025

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 10:41

28 Tullimbar Circuit, Vermont South Vic 3133

Harcourts



3 2 2

Property Type: House
Land Size: 654 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
September quarter 2025: $1,582,500

Comparable Properties



8 Galahad Cr GLEN WAVERLEY 3150 (REI)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 29/10/2025
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



101 Capital Av GLEN WAVERLEY 3150 (REI)

3 2 7

Price: $1,462,000
Method: Auction Sale
Date: 18/10/2025
Property Type: House (Res)
Land Size: 738 sqm approx

Agent Comments

7 Gwyn Rise VERMONT SOUTH 3133 (VG)

3 - -

Price: $1,461,000
Method: Sale
Date: 15/09/2025
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata .com.au

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