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	817 HIGHBURY ROAD VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,500,000	Property type	House	Suburb	Vermont South
Period-from	01 Jan 2025	to	31 Dec 2025	Source	Cotality

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 6 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
25 CAMELOT DRIVE GLEN WAVERLEY VIC 3150	$1,566,000	31-Oct-25
9 CRUSADER CRESCENT GLEN WAVERLEY VIC 3150	$1,500,000	11-Oct-25
27 COLONIAL DRIVE VERMONT SOUTH VIC 3133	$1,535,000	22-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 19 January 2026

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25 CAMELOT DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS $1,566,000 Sold Date 31-Oct-25

Distance 0.25km



9 CRUSADER CRESCENT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price $1,500,000 Sold Date 11-Oct-25

Distance 0.6km



27 COLONIAL DRIVE VERMONT SOUTH VIC 3133

4 2 2

Sold Price $1,535,000 Sold Date 22-Sep-25

Distance 0.6km

RS = Recent sale **UN** = Undisclosed Sale

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