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	3 Head Court, Vermont South Vic 3133

Indicative selling price

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

Range between $1,250,000 & $1,350,000

Median sale price

Median price $1,511,500 Property Type House Suburb Vermont South

Period - From 01/07/2025 to 30/06/2026 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	52 Woodleigh Cr VERMONT SOUTH 3133	$1,445,000	18/05/2026
2	6 Kiama Cl VERMONT SOUTH 3133	$1,441,000	23/03/2026
3	4 Yalita Rd VERMONT SOUTH 3133	$1,448,000	16/02/2026

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: 07/07/2026 14:02

3 Head Court, Vermont South Vic 3133



5 2 2

Property Type: House
Land Size: 715 sqm approx

Agent Comments

Indicative Selling Price
$1,250,000 - $1,350,000
Median House Price
Year ending June 2026: $1,511,500

Comparable Properties



52 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,445,000
Method: Private Sale
Date: 18/05/2026
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments



6 Kiama Cl VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,441,000
Method: Private Sale
Date: 23/03/2026
Property Type: House
Land Size: 651 sqm approx

Agent Comments



4 Yalita Rd VERMONT SOUTH 3133 (VG)

4 - -

Price: $1,448,000
Method: Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 684 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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