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	22 Ferncroft Street, Vermont Vic 3133

Indicative selling price

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

Single price $1,020,000

Median sale price

Median price $1,300,000 Property Type House Suburb Vermont

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	5 Yardley Ct FOREST HILL 3131	$1,015,000	08/07/2026
2	3 Viscount Way FOREST HILL 3131	$1,040,000	13/06/2026
3	1 Yardley Ct FOREST HILL 3131	$1,025,000	23/05/2026

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: 20/07/2026 09:57

22 Ferncroft Street, Vermont Vic 3133

JellisCraig

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au



3 1 5

Property Type: House
Land Size: 535 sqm approx

Agent Comments

Indicative Selling Price
$1,020,000
Median House Price
Year ending June 2026: $1,300,000

Comparable Properties



5 Yardley Ct FOREST HILL 3131 (REI)

3 1 1

Price: $1,015,000
Method: Sold Before Auction
Date: 08/07/2026
Property Type: House (Res)
Land Size: 658 sqm approx

Agent Comments



3 Viscount Way FOREST HILL 3131 (REI)

3 1 1

Price: $1,040,000
Method: Private Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 686 sqm approx

Agent Comments



1 Yardley Ct FOREST HILL 3131 (REI)

3 1 1

Price: $1,025,000
Method: Auction Sale
Date: 23/05/2026
Property Type: House (Res)
Land Size: 585 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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