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	33 Wildwood Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between $1,300,000 & $1,400,000

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	3 Head Ct VERMONT SOUTH 3133	$1,425,000	17/07/2026
2	1 Fortescue Gr VERMONT SOUTH 3133	$1,435,000	30/05/2026
3	52 Woodleigh Cr VERMONT SOUTH 3133	$1,445,000	18/05/2026

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: 27/07/2026 20:19

33 Wildwood Avenue, Vermont South Vic 3133

Harcourts



4 2 2

Property Type: House
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
Year ending June 2026: $1,511,500

Comparable Properties



3 Head Ct VERMONT SOUTH 3133 (REI)

5 2 2

Price: $1,425,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: House (Res)
Land Size: 715 sqm approx

Agent Comments



1 Fortescue Gr VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,435,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House
Land Size: 320 sqm approx

Agent Comments



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

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata.com.au

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