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	2 OLINDA CRESCENT VERMONT 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	$1,290,000	&	$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,310,000	Property type	House	Suburb	Vermont
Period-from	01 Aug 2025	to	31 Jul 2026	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.

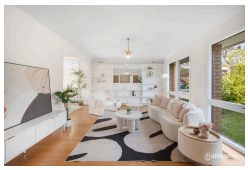
Address of comparable property	Price	Date of sale
23 CAROBEN AVENUE VERMONT VIC 3133	$1,296,000	13-Jun-26
7 PARANDA COURT VERMONT VIC 3133	$1,373,000	08-Aug-26
71 NURLENDI ROAD VERMONT VIC 3133	$1,448,000	14-Aug-26

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: 31 August 2026

Vermontsouth Office
M 0450294000
E Ken.lee@harcourts.com.au



23 CAROBEN AVENUE VERMONT VIC 3133

4 2 2

Sold Price RS **$1,296,000** Sold Date **13-Jun-26**

Distance **0.38km**



7 PARANDA COURT VERMONT VIC 3133

4 2 2

Sold Price RS **$1,373,000** Sold Date **08-Aug-26**

Distance **0.84km**



71 NURLENDI ROAD VERMONT VIC 3133

5 3 2

Sold Price RS **$1,448,000** Sold Date **14-Aug-26**

Distance **0.92km**

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

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