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	521 Burwood Highway, Vermont South Vic 3133

Indicative selling price

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

Range between $1,200,000 & $1,300,000

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	35 Wildwood Av VERMONT SOUTH 3133	$1,250,000	04/07/2026
2	8 White Ash Ct VERMONT SOUTH 3133	$1,240,000	09/06/2026
3	625 Burwood Hwy VERMONT SOUTH 3133	$1,250,000	21/02/2026

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: 22/07/2026 16:02

521 Burwood Highway, Vermont South Vic 3133

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



4 2 3

Property Type: House
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2026: $1,511,500

Comparable Properties



35 Wildwood Av VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,250,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)

Agent Comments



8 White Ash Ct VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,240,000
Method: Private Sale
Date: 09/06/2026
Property Type: House
Land Size: 776 sqm approx

Agent Comments



625 Burwood Hwy VERMONT SOUTH 3133 (REI)

4 3 2

Price: $1,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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