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	1 BALLINA TERRACE VERMONT SOUTH 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	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,520,000	Property type	House	Suburb	Vermont South
Period-from	01 Jul 2025	to	30 Jun 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.~~

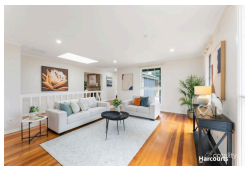
Address of comparable property	Price	Date of sale
8 SHEARERS COURT VERMONT SOUTH VIC 3133	$1,526,000	21-Jul-26
1 MILDARA STREET VERMONT SOUTH VIC 3133	$1,360,000	18-Jul-26

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: 23 July 2026

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8 SHEARERS COURT VERMONT SOUTH VIC 3133

4 2 2

Sold Price RS **$1,526,000** Sold Date **21-Jul-26**

Distance **0.35km**



1 MILDARA STREET VERMONT SOUTH VIC 3133

4 2 1

Sold Price RS **$1,360,000** Sold Date **18-Jul-26**

Distance **1.77km**

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

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