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	5 Leonard Court, Vermont South Vic 3133

Indicative selling price

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

Range between $1,450,000 & $1,550,000

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	8 Jaques Gr FOREST HILL 3131	$1,540,000	10/09/2026
2	1 Ballina Tce VERMONT SOUTH 3133	$1,510,000	17/08/2026
3	31 Winswood Cl VERMONT SOUTH 3133	$1,465,000	25/07/2026

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: 15/09/2026 10:37

5 Leonard Court, Vermont South Vic 3133

JellisCraig

Christine Bafas
9908 5700
0427 835 610
christinebafas@jelliscraig.com.au



4 3 2

Property Type: House
Land Size: 706 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
Year ending June 2026: $1,511,500

Comparable Properties



8 Jaques Gr FOREST HILL 3131 (REI)

4 2 2

Price: $1,540,000
Method: Sold Before Auction
Date: 10/09/2026
Property Type: House
Land Size: 753 sqm approx

Agent Comments



1 Ballina Tce VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,510,000
Method: Private Sale
Date: 17/08/2026
Property Type: House
Land Size: 796 sqm approx

Agent Comments



31 Winswood Cl VERMONT SOUTH 3133 (REI)

4 2 4

Price: $1,465,000
Method: Auction Sale
Date: 25/07/2026
Property Type: House (Res)
Land Size: 872 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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