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	17 Dalroy Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between $1,280,000 & $1,380,000

Median sale price

Median price $1,487,000 Property Type House Suburb Vermont South

Period - From 01/01/2025 to 31/03/2025 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	41 Ashmore Rd FOREST HILL 3131	$1,350,000	17/05/2025
2	7 Bellara St VERMONT 3133	$1,195,000	08/01/2025
3	55 Pickford St BURWOOD EAST 3151	$1,308,888	05/12/2024

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: 28/05/2025 11:43

17 Dalroy Crescent, Vermont South Vic 3133

BARRYPLANT



3 2 2

Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price
$1,280,000 - $1,380,000
Median House Price
March quarter 2025: $1,487,000

Comparable Properties



41 Ashmore Rd FOREST HILL 3131 (REI)

3 2 2

Price: $1,350,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 582 sqm approx

Agent Comments



7 Bellara St VERMONT 3133 (REI/VG)

3 2 2

Price: $1,195,000
Method: Private Sale
Date: 08/01/2025
Property Type: House
Land Size: 724 sqm approx

Agent Comments



55 Pickford St BURWOOD EAST 3151 (REI)

3 2 6

Price: $1,308,888
Method: Sold Before Auction
Date: 05/12/2024
Property Type: House (Res)
Land Size: 756 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

REIV THE DIFFERENCE

propertydata .com.au

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