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	18/165 Heatherdale Road, Vermont Vic 3133

Indicative selling price

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

Range between $880,000 & $960,000

Median sale price

Median price $1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 to 31/12/2024 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	48 Arlington Wlk VERMONT 3133	$1,000,000	09/01/2025
2	49 Tilson Dr VERMONT 3133	$910,000	18/11/2024
3	4/543 Canterbury Rd VERMONT 3133	$980,000	31/08/2024

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: 29/01/2025 16:48

18/165 Heatherdale Road, Vermont Vic 3133

shelter. Real Estate
Lidiya Davoli
03 9889 3990
0402 225 034
lidiya@shelterrealestate.com.au



3 2 4

Rooms: 5
Property Type: House
Land Size: 490 sqm approx

Indicative Selling Price
$880,000 - $960,000
Median House Price
December quarter 2024: $1,328,500

Agent Comments

Discover your single-level sanctuary in a secluded, family friendly cul-de-sac just off the quiet end of Heatherdale Road, with a leafy outlook directly opposite a charming playground park to be enjoyed by the local residents.

Comparable Properties



48 Arlington Wlk VERMONT 3133 (REI)

3 2 2

Price: $1,000,000
Method: Private Sale
Date: 09/01/2025
Property Type: Townhouse (Single)
Land Size: 261 sqm approx

Agent Comments



49 Tilson Dr VERMONT 3133 (REI)

3 1 2

Price: $910,000
Method: Sold Before Auction
Date: 18/11/2024
Property Type: House (Res)
Land Size: 396 sqm approx

Agent Comments



4/543 Canterbury Rd VERMONT 3133 (REI/VG)

3 2 2

Price: $980,000
Method: Private Sale
Date: 31/08/2024
Property Type: Unit
Land Size: 300 sqm approx

Agent Comments

Account - Shelter Real Estate | P: 03 9889 3990

REIV THE DIFFERENCE | propertydata.com.au

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