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	10 Serenity Court, Vermont South Vic 3133

Indicative selling price

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

Single price $1,830,000

Median sale price

Median price $1,498,000 Property Type House Suburb Vermont South

Period - From 31/07/2024 to 30/07/2025 Source Property Data

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	3 Serenity Ct VERMONT SOUTH 3133	$1,585,000	30/06/2025
2	1 Serenity Ct VERMONT SOUTH 3133	$1,785,000	30/06/2025
3	2/116 Terrara Rd VERMONT SOUTH 3133	$1,682,000	12/04/2025

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: 31/07/2025 14:14

10 Serenity Court, Vermont South Vic 3133



5 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,830,000
Median House Price
31/07/2024 - 30/07/2025: $1,498,000

Comparable Properties



3 Serenity Ct VERMONT SOUTH 3133 (REI)

4 3 2

Price: $1,585,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 304 sqm approx

Agent Comments



1 Serenity Ct VERMONT SOUTH 3133 (REI)

4 3 2

Price: $1,785,000
Method: Private Sale
Date: 30/06/2025
Property Type: House (Res)
Land Size: 471 sqm approx

Agent Comments



2/116 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

5 4 2

Price: $1,682,000
Method: Auction Sale
Date: 12/04/2025
Property Type: Townhouse (Res)
Land Size: 312 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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