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	2 Woodleigh Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between $1,300,000 & $1,400,000

Median sale price

Median price $1,505,000 Property Type House Suburb Vermont South

Period - From 06/10/2024 to 05/10/2025 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	127 Weeden Dr VERMONT SOUTH 3133	$1,400,000	20/09/2025
2	10 Maculata Wlk VERMONT SOUTH 3133	$1,300,000	05/09/2025
3	1 Alrene Ct VERMONT SOUTH 3133	$1,485,000	30/08/2025

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: 06/10/2025 14:05

2 Woodleigh Crescent, Vermont South Vic 3133

THE AGENCY

Mitchal Towns
0416 141 990
mitchaltowns@theagency.com.au



4 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,300,000 - $1,400,000
Median House Price
06/10/2024 - 05/10/2025: $1,505,000

Comparable Properties



127 Weeden Dr VERMONT SOUTH 3133 (REI)

4 2 4

Price: $1,400,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 790 sqm approx

Agent Comments



10 Maculata Wlk VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,300,000
Method: Private Sale
Date: 05/09/2025
Property Type: House
Land Size: 478 sqm approx

Agent Comments



1 Alrene Ct VERMONT SOUTH 3133 (REI)

4 3 2

Price: $1,485,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 798 sqm approx

Agent Comments

Account - The Agency Victoria | P: 03 8578 0388

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