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<br>Including suburb and postcode | 120 Jolimont Road, Vermont Vic 3133 |

## Indicative selling price

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

Single price: $1,425,000

## Median sale price

Median price: $1,348,000 Property Type: House Suburb: Vermont

Period - From: 01/07/2025 to: 30/09/2025 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 | 101 Jolimont Rd VERMONT 3133 | $1,500,000 | 18/10/2025 |
| 2 | 1 Morack Rd VERMONT 3133 | $1,455,500 | 12/10/2025 |
| 3 | 44 Beddoe Rd VERMONT 3133 | $1,355,000 | 04/10/2025 |

**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: 15/11/2025 13:38

# 120 Jolimont Road, Vermont Vic 3133

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au




4 2 2

**Property Type:** House
**Land Size:** 581 sqm approx

Agent Comments

**Indicative Selling Price**
$1,425,000
**Median House Price**
September quarter 2025: $1,348,000

## Comparable Properties



**101 Jolimont Rd VERMONT 3133 (REI)**

4 3 1

**Price:** $1,500,000
**Method:** Auction Sale
**Date:** 18/10/2025
**Property Type:** House (Res)
**Land Size:** 593 sqm approx

Agent Comments




**1 Morack Rd VERMONT 3133 (REI)**

4 2 2

**Price:** $1,455,500
**Method:** Auction Sale
**Date:** 12/10/2025
**Property Type:** House (Res)
**Land Size:** 683 sqm approx

Agent Comments



**44 Beddoe Rd VERMONT 3133 (REI)**

4 2 1

**Price:** $1,355,000
**Method:** Auction Sale
**Date:** 04/10/2025
**Property Type:** House (Res)
**Land Size:** 530 sqm approx

Agent Comments

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

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