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: 12 Arcady Grove, Vermont Vic 3133

## Indicative selling price

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

Range between $1,150,000 & $1,250,000

## 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 | 13 Kaltara Cl VERMONT SOUTH 3133 | $1,265,000 | 16/08/2025 |
| 2 | 1b Beaumont St VERMONT 3133 | $1,227,000 | 12/07/2025 |
| 3 | 15 Tucker Rd VERMONT 3133 | $1,198,000 | 07/06/2025 |

**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: 29/10/2025 15:27

12 Arcady Grove, Vermont Vic 3133

JellisCraig

Brittany Brown
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**Indicative Selling Price**
$1,150,000 - $1,250,000
**Median House Price**
September quarter 2025: $1,348,000




3 2 2

**Property Type:** House
**Land Size:** 651 sqm approx

Agent Comments

# Comparable Properties




**13 Kaltara Cl VERMONT SOUTH 3133 (REI/VG)**

3 2 2

**Price:** $1,265,000
**Method:** Private Sale
**Date:** 16/08/2025
**Property Type:** House
**Land Size:** 879 sqm approx

Agent Comments




**1b Beaumont St VERMONT 3133 (REI/VG)**

3 2 2

**Price:** $1,227,000
**Method:** Auction Sale
**Date:** 12/07/2025
**Property Type:** House (Res)
**Land Size:** 535 sqm approx

Agent Comments



**15 Tucker Rd VERMONT 3133 (REI/VG)**

3 1 2

**Price:** $1,198,000
**Method:** Auction Sale
**Date:** 07/06/2025
**Property Type:** House (Res)
**Land Size:** 536 sqm approx

Agent Comments



REIV THE DIFFERENCE

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