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	16 Elonara Road, Vermont South Vic 3133

Indicative selling price

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

Single price $1,588,000

Median sale price

Median price $1,582,500 Property Type House Suburb Vermont South

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	4 Monaro Ct VERMONT SOUTH 3133	$1,445,000	08/11/2025
2	5 Oxford Gr VERMONT SOUTH 3133	$1,560,000	23/10/2025
3	63 Mullens Rd VERMONT SOUTH 3133	$1,590,000	18/09/2025

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: 13/12/2025 12:46

16 Elonara Road, Vermont South Vic 3133

JellisCraig

Andrew Luke
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Indicative Selling Price
$1,588,000
Median House Price
September quarter 2025: $1,582,500



Property Type:
Agent Comments

Comparable Properties



4 Monaro Ct VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,445,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 694 sqm approx

Agent Comments



5 Oxford Gr VERMONT SOUTH 3133 (REI/VG)

5 2 2

Price: $1,560,000
Method: Private Sale
Date: 23/10/2025
Property Type: House
Land Size: 642 sqm approx

Agent Comments



63 Mullens Rd VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,590,000
Method: Sold Before Auction
Date: 18/09/2025
Property Type: House (Res)
Land Size: 654 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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