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	21 Hempstead Avenue, Vermont South Vic 3133

Indicative selling price

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

Range between	\$1,250,000	&	\$1,375,000

Median sale price

Median price	\$1,582,500	Pro	perty 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

Address of comparable property		Price	Date of sale
1	13 Kaltara CI VERMONT SOUTH 3133	\$1,265,000	16/08/2025
2	17 Dalroy Cr VERMONT SOUTH 3133	\$1,320,000	28/06/2025
3	10 Consort Av VERMONT SOUTH 3133	\$1,350,000	24/05/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/10/2025 13:08









Property Type: House **Land Size:** 687 sqm approx Agent Comments

Indicative Selling Price \$1,250,000 - \$1,375,000 Median House Price September quarter 2025: \$1,582,500

Comparable Properties



13 Kaltara CI VERMONT SOUTH 3133 (REI)

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Agent Comments

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



17 Dalroy Cr VERMONT SOUTH 3133 (REI)

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Price: \$1,320,000 **Method:** Auction Sale **Date:** 28/06/2025

Property Type: House (Res) **Land Size:** 650 sqm approx

Agent Comments



10 Consort Av VERMONT SOUTH 3133 (REI/VG)

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Price: \$1,350,000 Method: Auction Sale Date: 24/05/2025 Property Type: House Land Size: 654 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9803 0400





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