

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

7 Weeden Drive, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,510,000

Property Type House

Suburb Vermont South

Period - From 01/04/2025

to

30/06/2025

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	127 Weeden Dr VERMONT SOUTH 3133	\$1,400,000	20/09/2025
2	73 Weeden Dr VERMONT SOUTH 3133	\$1,575,000	15/07/2025
3	63 Weeden Dr VERMONT SOUTH 3133	\$1,502,000	12/07/2025

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:

30/09/2025 14:42

Mark Di Giulio
9842 8888
0407 863 179
mdigiulio@barryplant.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2025: \$1,510,000



 4  2  2

Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



127 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  4

Price: \$1,400,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House (Res)

Land Size: 790 sqm approx



73 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,575,000

Method: Private Sale

Date: 15/07/2025

Property Type: House (Res)

Land Size: 668 sqm approx



63 Weeden Dr VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  3

Price: \$1,502,000

Method: Auction Sale

Date: 12/07/2025

Property Type: House (Res)

Land Size: 669 sqm approx

Account - Barry Plant | P: 03 9842 8888