

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

20 George Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,020,000

&

\$1,080,000

Median sale price

Median price

\$1,501,000

Property Type

House

Suburb

Vermont South

Period - From

10/08/2025

to

09/08/2026

Source

Property Data

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	5a Renmark Ct VERMONT SOUTH 3133	\$970,000	16/07/2026
2	3/8 Penllyne Av VERMONT 3133	\$1,069,000	30/06/2026
3	11b Boronia Rd VERMONT 3133	\$950,000	16/04/2026

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:

10/08/2026 10:21



 3  2  2

Property Type: House
Land Size: 469 sqm approx
Agent Comments

Indicative Selling Price
\$1,020,000 - \$1,080,000
Median House Price
10/08/2025 - 09/08/2026: \$1,501,000

Comparable Properties



5a Renmark Ct VERMONT SOUTH 3133 (REI)

Agent Comments

 3  2  2

Price: \$970,000
Method: Sold Before Auction
Date: 16/07/2026
Property Type: House (Res)



3/8 Penllyne Av VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,069,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 401 sqm approx



11b Boronia Rd VERMONT 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$950,000
Method: Private Sale
Date: 16/04/2026
Property Type: House (Res)
Land Size: 459 sqm approx

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