Property Price Statement

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date prepared 19/10/2026

Property offered for sale

Address
Including suburb and postcode: 20 Grove Street, Vermont Vic 3133

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	282	940

Indicative selling price

For the meaning of indicative selling price, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price: $1,550,000 or Range between: &

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of seller's reserve price, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price: $1,550,000

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median price: $1,280,000 Property type: House Suburb: Vermont

Period: from: 09/10/2025 to: 08/10/2026 Source: Property Data

Comparable property sales

These are the three most comparable properties to the property for sale that were sold within two kilometres of the property for sale in the last six months.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	1 Citron Ct VERMONT SOUTH 3133		
Sale price	$1,685,000	Date of sale	07/04/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	188	743

Comparable property 2

Address	1 Ryecroft Ct VERMONT 3133		
Sale price	$1,515,000	Date of sale	14/07/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House	4	2	2	210	879

Comparable property 3

Address	5 Gwyn Rise VERMONT SOUTH 3133		
Sale price	$1,380,000	Date of sale	14/05/2026

Key features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space (in m2)	Total land size (in m2)
House (Res)	4	2	2	N/A	752

Reason there are fewer than three comparable properties

I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

There are no new comparable sales available. The agent believes that 1 Citron Ct which was used as a comparable when determining the price at the time of listing, remains the most comparable property.

Sale outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale price	$1,505,000	Unconditional sale date	17/10/26

This Property Price Statement is published at:
https://members.propertydata.com.au/Public/PropertyPriceStatement.aspx?ref=2f4070b24c0f4fb03fd72579fe1e371a

20 Grove Street, Vermont Vic 3133

BARRYPLANT



4 2 2

Property Type: House
Land Size: 940 sqm approx

Agent Comments

Indicative Selling Price
$1,550,000
Median House Price
09/10/2025 - 08/10/2026: $1,280,000

Comparable Properties

1 Citron Ct VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,685,000
Method:
Date: 07/04/2026
Property Type: House

Agent Comments



1 Ryecroft Ct VERMONT 3133 (REI)

4 2 2

Price: $1,515,000
Method: Private Sale
Date: 14/07/2026
Property Type: House
Land Size: 879 sqm approx

Agent Comments



5 Gwyn Rise VERMONT SOUTH 3133 (REI)

4 2 2

Price: $1,380,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: House (Res)
Land Size: 752 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9874 3355

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