

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

2 Ritz Street, 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

\$1,475,000

Property Type

House

Suburb

Vermont South

Period - From

01/07/2024

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	10 Consort Av VERMONT SOUTH 3133	\$1,350,000	24/05/2025
2	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025
3	236 Hawthorn Rd VERMONT SOUTH 3133	\$1,375,000	22/03/2025

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:

18/09/2025 09:47



 3  2  2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

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

Median House Price

Year ending June 2025: \$1,475,000

Comparable Properties



10 Consort Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 24/05/2025

Property Type: House

Land Size: 654 sqm approx



41 Ashmore Rd FOREST HILL 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 17/05/2025

Property Type: House (Res)

Land Size: 582 sqm approx



236 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  4

Price: \$1,375,000

Method: Auction Sale

Date: 22/03/2025

Property Type: House (Res)

Land Size: 657 sqm approx

Account - Barry Plant | P: 03 9874 3355