

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,538,000 Property Type House Suburb Vermont South

Period - From 13/03/2025 to 12/03/2026 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	42 Joan Cr BURWOOD EAST 3151	\$1,388,000	20/11/2025
2	44 Barter cr FOREST HILL 3131	\$1,240,000	08/11/2025
3	51 Woodcrest Rd VERMONT 3133	\$1,266,000	05/11/2025

**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: 13/03/2026 14:31



3   2   2

**Property Type:** House (Res)

**Land Size:** 651 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,250,000 - \$1,350,000

**Median House Price**

13/03/2025 - 12/03/2026: \$1,538,000

## Comparable Properties



**42 Joan Cr BURWOOD EAST 3151 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$1,388,000

**Method:** Sold Before Auction

**Date:** 20/11/2025

**Property Type:** House (Res)

**Land Size:** 535 sqm approx



**44 Barter cr FOREST HILL 3131 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$1,240,000

**Method:** Private Sale

**Date:** 08/11/2025

**Property Type:** House (Res)

**Land Size:** 585 sqm approx



**51 Woodcrest Rd VERMONT 3133 (REI/VG)**

Agent Comments

3   1   1

**Price:** \$1,266,000

**Method:** Private Sale

**Date:** 05/11/2025

**Property Type:** House

**Land Size:** 591 sqm approx

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