

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 52 Woodleigh Crescent, Vermont South Vic 3133

Indicative selling price

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

Range between \$1,480,000 & \$1,580,000

Median sale price

Median price \$1,565,000 Property Type House Suburb Vermont South

Period - From 01/10/2025 to 31/12/2025 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	21 Hempstead Av VERMONT SOUTH 3133	\$1,425,000	21/11/2025
2	2 Woodleigh Cr VERMONT SOUTH 3133	\$1,620,000	08/11/2025
3	18 Rutherglen Rd VERMONT SOUTH 3133	\$1,570,000	29/10/2025

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.~~

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  2

Property Type: House
Land Size: 654 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,480,000 - \$1,580,000
Median House Price
 December quarter 2025: \$1,565,000

Comparable Properties



21 Hempstead Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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  2

Price: \$1,425,000
Method: Private Sale
Date: 21/11/2025
Property Type: House
Land Size: 687 sqm approx



2 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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  2

Price: \$1,620,000
Method: Sold Before Auction
Date: 08/11/2025
Property Type: House (Res)
Land Size: 672 sqm approx



18 Rutherglen Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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  2

Price: \$1,570,000
Method: Private Sale
Date: 29/10/2025
Property Type: House
Land Size: 790 sqm approx

Account - Barry Plant | P: 03 9842 8888



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