

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

9 Glenora Drive, Vermont Vic 3133

Indicative selling price

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

Single price

\$1,250,000

Median sale price

Median price

\$1,348,000

Property Type

House

Suburb

Vermont

Period - From

01/07/2025

to

30/09/2025

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	12 Arcady Gr VERMONT 3133	\$1,292,000	20/11/2025
2	17 Lexington St VERMONT 3133	\$1,323,000	19/10/2025
3	3 Toomey St VERMONT 3133	\$1,270,000	20/09/2025

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:

14/12/2025 15:46



Property Type:
Agent Comments

Indicative Selling Price
\$1,250,000
Median House Price
September quarter 2025: \$1,348,000

Comparable Properties



12 Arcady Gr VERMONT 3133 (REI)

Agent Comments



Price: \$1,292,000
Method: Sold Before Auction
Date: 20/11/2025
Property Type: House (Res)
Land Size: 651 sqm approx



17 Lexington St VERMONT 3133 (REI)

Agent Comments



Price: \$1,323,000
Method: Auction Sale
Date: 19/10/2025
Property Type: House (Res)
Land Size: 534 sqm approx



3 Toomey St VERMONT 3133 (REI/VG)

Agent Comments



Price: \$1,270,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House (Res)
Land Size: 557 sqm approx

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