

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

25 TULLIMBAR CIRCUIT VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,450,000

&

\$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,477,500

Property type

House

Suburb

Vermont South

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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 6 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

25 PANORAMA DRIVE FOREST HILL VIC 3131	\$1,465,000	02-Aug-25
2 HIGHVALE COURT GLEN WAVERLEY VIC 3150	\$1,465,000	14-Jun-25
3 SCARBOROUGH ROAD VERMONT SOUTH VIC 3133	\$1,510,000	10-Apr-25

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 6 months.~~

This Statement of Information was prepared on: 08 October 2025



25 PANORAMA DRIVE FOREST HILL VIC 3131

 4  1  2

Sold Price **\$1,465,000** Sold Date **02-Aug-25**

Distance **0.89km**



2 HIGHVALE COURT GLEN WAVERLEY VIC 3150

 5  2  2

Sold Price Sold Date **14-Jun-25**

Distance **0.7km**



3 SCARBOROUGH ROAD VERMONT SOUTH VIC 3133

 4  3  3

Sold Price **\$1,510,000** Sold Date **10-Apr-25**

Distance **0.83km**

RS = Recent sale UN = Undisclosed Sale

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