

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

7 GIBBON AVENUE 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,460,000

Property type

House

Suburb

Vermont South

Period-from

01 Sep 2024

to

31 Aug 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

1 ALRENE COURT VERMONT SOUTH VIC 3133	\$1,485,000	30-Aug-25
23 WALBROOK DRIVE VERMONT SOUTH VIC 3133	\$1,288,000	12-Apr-25
225 HAWTHORN ROAD VERMONT SOUTH VIC 3133	\$1,395,000	17-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: 09 September 2025


**1 ALRENE COURT VERMONT
SOUTH VIC 3133**

 4
  3
  2

Sold Price ^{RS} **\$1,485,000** Sold Date **30-Aug-25**

Distance **0.37km**


**23 WALBROOK DRIVE VERMONT
SOUTH VIC 3133**

 4
  1
  2

Sold Price **\$1,288,000** Sold Date **12-Apr-25**

Distance **0.23km**


**225 HAWTHORN ROAD VERMONT
SOUTH VIC 3133**

 4
  -
  -

Sold Price **\$1,395,000** Sold Date **17-Apr-25**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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