

# 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

20 Abbey Walk, Vermont 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 \$1,100,000 & \$1,200,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Vermont

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	16 Arcady Gr VERMONT 3133	\$1,100,000	10/03/2026
2	9 Glenora Dr VERMONT 3133	\$1,220,000	15/01/2026
3	12 Arcady Gr VERMONT 3133	\$1,292,000	20/11/2025

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:

30/03/2026 11:44

20 Abbey Walk, Vermont Vic 3133



**Rooms:** 6  
**Property Type:**  
**Land Size:** 880 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,100,000 - \$1,200,000  
**Median House Price**  
December quarter 2025: \$1,310,000

## Comparable Properties



**16 Arcady Gr VERMONT 3133 (REI)**

[Agent Comments](#)



**Price:** \$1,100,000  
**Method:** Private Sale  
**Date:** 10/03/2026  
**Property Type:** House



**9 Glenora Dr VERMONT 3133 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 15/01/2026  
**Property Type:** House  
**Land Size:** 838 sqm approx



**12 Arcady Gr VERMONT 3133 (REI/VG)**

[Agent Comments](#)



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

**Account - Ray White Eltham | P: 03 9431 3425**



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