

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

86 Willis Ct, Vermont Vic 3133

Indicative selling price

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

Range between

\$800,000

&

\$880,000

Median sale price

Median price

\$896,000

Property Type

Unit

Suburb

Vermont

Period - From

08/05/2024

to

07/05/2025

Source

Property Data

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	42 Tilson Dr VERMONT 3133	\$843,000	27/02/2025
2	89 Willis Ct VERMONT 3133	\$860,000	11/02/2025
3	49 Tilson Dr VERMONT 3133	\$910,000	18/11/2024

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:

08/05/2025 15:28



Property Type: Development Site
(Commercial)
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median Unit Price
08/05/2024 - 07/05/2025: \$896,000

Owners Corporation fees : \$1,644.08 per annum
(Admin Fund-\$1,564.08; Maint Fund-\$80.00)

Comparable Properties



42 Tilson Dr VERMONT 3133 (REI)

Agent Comments



Price: \$843,000
Method: Private Sale
Date: 27/02/2025
Property Type: Townhouse (Res)



89 Willis Ct VERMONT 3133 (REI)

Agent Comments



Price: \$860,000
Method: Private Sale
Date: 11/02/2025
Property Type: Townhouse (Single)
Land Size: 313 sqm approx



49 Tilson Dr VERMONT 3133 (REI)

Agent Comments



Price: \$910,000
Method: Sold Before Auction
Date: 18/11/2024
Property Type: House (Res)
Land Size: 396 sqm approx