

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47A of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22 BAROSSA 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Vermont South

Period-from

02 Oct 2025

to

02 Apr 2026

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

| | | |
|--|-------------|-----------|
| 256 MORACK ROAD VERMONT SOUTH VIC 3133 | \$1,325,000 | 28-Mar-26 |
| 6 KIAMA CLOSE VERMONT SOUTH VIC 3133 | \$1,441,000 | 23-Mar-26 |
| 817 HIGHBURY ROAD VERMONT SOUTH VIC 3133 | \$1,440,000 | 04-Feb-26 |

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: 02 April 2026