

# 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 Centre Road, 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 \$1,252,000 Property Type House Suburb Vermont

Period - From 01/07/2024 to 30/09/2024 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	1 Caroben Av VERMONT 3133	\$1,152,000	26/11/2024
2	48 Lusk Dr VERMONT 3133	\$1,200,000	14/09/2024
3	108 Boronia Rd VERMONT 3133	\$1,186,000	06/08/2024

**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:

13/12/2024 08:15



**Rooms:** 5  
**Property Type:** House  
**Land Size:** 597.861 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,100,000 - \$1,200,000  
**Median House Price**  
 September quarter 2024: \$1,252,000

## Comparable Properties



**1 Caroben Av VERMONT 3133 (REI)**

Agent Comments



**Price:** \$1,152,000  
**Method:** Private Sale  
**Date:** 26/11/2024  
**Property Type:** House  
**Land Size:** 538 sqm approx



**48 Lusk Dr VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$1,200,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 612 sqm approx



**108 Boronia Rd VERMONT 3133 (REI/VG)**

Agent Comments



**Price:** \$1,186,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** House  
**Land Size:** 654 sqm approx

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