

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

32 View Road, Vermont Vic 3133

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$1,252,500

Property Type

House

Suburb

Vermont

Period - From

01/04/2024

to

31/03/2025

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	3 Nandina St FOREST HILL 3131	\$1,483,000	05/04/2025
2	68 Terrara Rd VERMONT 3133	\$1,495,000	22/02/2025
3	30 Philip St VERMONT 3133	\$1,550,000	23/11/2024

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:

27/04/2025 09:22



 4  2  2

Property Type: House
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
Year ending March 2025: \$1,252,500

Comparable Properties



3 Nandina St FOREST HILL 3131 (REI)

Agent Comments

 4  2  3

Price: \$1,483,000
Method: Auction Sale
Date: 05/04/2025
Property Type: House (Res)
Land Size: 724 sqm approx



68 Terrara Rd VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,495,000
Method: Private Sale
Date: 22/02/2025
Property Type: House
Land Size: 541 sqm approx



30 Philip St VERMONT 3133 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,550,000
Method: Auction Sale
Date: 23/11/2024
Property Type: House (Res)
Land Size: 613 sqm approx