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	1/5-11 Orion Street, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$980,000	&	\$1,050,000

Median sale price

Median price	\$1,348,000	Pro	perty Type	House		Suburb	Vermont
Period - From	01/07/2025	to	30/09/2025		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

Address of comparable property		Price	Date of sale
1	7/5-11 Orion St VERMONT 3133	\$980,000	05/09/2025
2	3/108 Brunswick Rd MITCHAM 3132	\$1,050,000	06/08/2025
3	86/457 Canterbury Rd VERMONT 3133	\$1,095,000	14/06/2025

OR

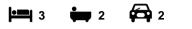
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2025 11:12
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Property Type: Unit Land Size: 270 sqm approx

Agent Comments

Indicative Selling Price \$980,000 - \$1,050,000 Median House Price September quarter 2025: \$1,348,000

Comparable Properties



7/5-11 Orion St VERMONT 3133 (REI)

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3 2

Price: \$980,000

Method: Sold Before Auction

Date: 05/09/2025 Property Type: Unit

Land Size: 403 sqm approx

Agent Comments



3/108 Brunswick Rd MITCHAM 3132 (VG)

3

Price: \$1,050,000 **Method:** Sale **Date:** 06/08/2025

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A. .

Agent Comments

86/457 Canterbury Rd VERMONT 3133 (VG)

Property Type: Flat/Unit/Apartment (Res)

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a.

Price: \$1,095,000 Method: Sale Date: 14/06/2025

Victoria.

Property Type: Cluster Unit

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008



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