

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

1/5-11 Orion Street, Vermont Vic 3133

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

Property 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	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 comparable properties 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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 2

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)

Agent Comments

3
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Price: \$980,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Unit
Land Size: 403 sqm approx



3/108 Brunswick Rd MITCHAM 3132 (VG)

Agent Comments

3
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Price: \$1,050,000
Method: Sale
Date: 06/08/2025
Property Type: Flat/Unit/Apartment (Res)

86/457 Canterbury Rd VERMONT 3133 (VG)

Agent Comments

3
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Price: \$1,095,000
Method: Sale
Date: 14/06/2025
Property Type: Cluster Unit