

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

16/7 Stevens Road, Vermont Vic 3133

Indicative selling price

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

Range between \$680,000

&

\$695,000

Median sale price

Median price \$848,750

Property Type Unit

Suburb Vermont

Period - From 28/10/2024

to

27/10/2025

Source Property Data

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	6/16-18 Shady Gr NUNAWADING 3131	\$653,000	15/10/2025
2	5/517 Mitcham Rd VERMONT 3133	\$572,000	16/08/2025
3	3/606 Mitcham Rd MITCHAM 3132	\$750,000	06/08/2025

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:

28/10/2025 12:29



2
 1
 1

Property Type: Unit
Land Size: 112 sqm approx
Agent Comments

Indicative Selling Price

\$680,000 - \$695,000

Median Unit Price

28/10/2024 - 27/10/2025: \$848,750

Comparable Properties



6/16-18 Shady Gr NUNAWADING 3131 (REI)

Agent Comments

2
 1
 1

Price: \$653,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit



5/517 Mitcham Rd VERMONT 3133 (REI/VG)

Agent Comments

2
 1
 1

Price: \$572,000
Method: Auction Sale
Date: 16/08/2025
Property Type: Unit



3/606 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments

2
 1
 1

Price: \$750,000
Method: Private Sale
Date: 06/08/2025
Property Type: Unit

Account - Barry Plant | P: 03 9874 3355