

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

17 Andrew Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,250,000

&

\$1,350,000

Median sale price

Median price \$1,310,000

Property Type House

Suburb Vermont

Period - From 01/10/2025

to 31/12/2025

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	34 Davison St MITCHAM 3132	\$1,376,000	11/10/2025
2	31 Beddoe Rd VERMONT 3133	\$1,364,200	04/10/2025
3	44 Beddoe Rd VERMONT 3133	\$1,355,000	04/10/2025

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:

21/03/2026 17:26



4 2 2

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

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2025: \$1,310,000

Comparable Properties



34 Davison St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$1,376,000
Method: Auction Sale
Date: 11/10/2025
Property Type: House (Res)
Land Size: 674 sqm approx



31 Beddoe Rd VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,364,200
Method: Auction Sale
Date: 04/10/2025
Property Type: House
Land Size: 628 sqm approx



44 Beddoe Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 1

Price: \$1,355,000
Method: Auction Sale
Date: 04/10/2025
Property Type: House (Res)
Land Size: 530 sqm approx