

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

2/30a Centre Road, Vermont Vic 3133

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 to 31/12/2024 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	1/55 Carween Av MITCHAM 3132	\$885,000	04/02/2025
2	48 Arlington Wlk VERMONT 3133	\$1,000,000	09/01/2025
3	2/2 Marina St VERMONT 3133	\$865,000	07/11/2024

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:

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Property Type: House
Land Size: 492 sqm approx
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
December quarter 2024: \$1,328,500

Comparable Properties



1/55 Carween Av MITCHAM 3132 (REI/VG)

Agent Comments

3 1 2

Price: \$885,000
Method: Private Sale
Date: 04/02/2025
Property Type: Unit
Land Size: 209 sqm approx



48 Arlington Wik VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000
Method: Private Sale
Date: 09/01/2025
Property Type: Townhouse (Single)
Land Size: 261 sqm approx



2/2 Marina St VERMONT 3133 (REI/VG)

Agent Comments

3 1 3

Price: \$865,000
Method: Private Sale
Date: 07/11/2024
Property Type: Unit
Land Size: 306 sqm approx