

# 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

26 Mildara Street, Vermont South Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,290,000

&

\$1,390,000

### Median sale price

Median price

\$1,510,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2025

to

30/06/2025

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	17 Minchinbury Dr VERMONT SOUTH 3133	\$1,488,000	24/07/2025
2	9 Winswood Cl VERMONT SOUTH 3133	\$1,268,000	27/06/2025
3	5 Barossa Av VERMONT SOUTH 3133	\$1,450,000	23/06/2025

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:

01/08/2025 14:11



**Property Type:** House  
**Land Size:** 873 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,290,000 - \$1,390,000  
**Median House Price**  
June quarter 2025: \$1,510,000

## Comparable Properties



**17 Minchinbury Dr VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,488,000  
**Method:** Private Sale  
**Date:** 24/07/2025  
**Property Type:** House  
**Land Size:** 857 sqm approx



**9 Winswood Ct VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,268,000  
**Method:** Private Sale  
**Date:** 27/06/2025  
**Property Type:** House (Res)  
**Land Size:** 986 sqm approx



**5 Barossa Av VERMONT SOUTH 3133 (REI)**

**Agent Comments**



**Price:** \$1,450,000  
**Method:** Private Sale  
**Date:** 23/06/2025  
**Property Type:** House  
**Land Size:** 791 sqm approx

**Account - O'Brien Real Estate Vermont | P: 03 9087 1087**