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	26 Mildara Street, Vermont South Vic 3133
postcode	

Indicative selling price

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

Median sale price

Median price	\$1,510,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	17 Minchinbury Dr VERMONT SOUTH 3133	\$1,488,000	24/07/2025
2	9 Winswood CI 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 comparableproperties 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 guarter 2025: \$1,510,000

Comparable Properties



17 Minchinbury Dr VERMONT SOUTH 3133 (REI)







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



9 Winswood CI 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





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