

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

3/6 PREMIER AVENUE VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Vermont

Period-from

01 Dec 2024

to

30 Nov 2025

Source

Cotality

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 6 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

1/5-11 ORION STREET VERMONT VIC 3133	\$1,101,000	03-Nov-25
2A VERNAL AVENUE MITCHAM VIC 3132	\$1,260,000	14-Nov-25
19 ORION STREET VERMONT VIC 3133	\$1,150,000	12-Sep-25

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 6 months.~~

This Statement of Information was prepared on: 02 December 2025


**1/5-11 ORION STREET VERMONT
VIC 3133**

Sold Price

^{RS}
\$1,101,000

Sold Date

03-Nov-25
 3

 2

 2

Distance

0.1km

**2A VERNAL AVENUE MITCHAM VIC
3132**

Sold Price

^{RS}
\$1,260,000

Sold Date

14-Nov-25
 3

 2

 2

Distance

0.26km

**19 ORION STREET VERMONT VIC
3133**

Sold Price

\$1,150,000

Sold Date

12-Sep-25
 3

 2

 2

Distance

0.2km
RS = Recent sale

UN = Undisclosed Sale

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