

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

40 Mullens Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,250,000

&

\$1,300,000

Median sale price

Median price

\$1,475,000

Property Type

House

Suburb

Vermont South

Period - From

01/07/2024

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	421 Burwood Hwy VERMONT SOUTH 3133	\$1,111,500	03/05/2025
2	225 Hawthorn Rd VERMONT SOUTH 3133	\$1,395,000	17/04/2025
3	10 Dehaviland Av FOREST HILL 3131	\$1,260,000	13/04/2025

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:

29/09/2025 15:47



 4  2  2

Property Type: House
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,300,000
Median House Price
Year ending June 2025: \$1,475,000

Comparable Properties



421 Burwood Hwy VERMONT SOUTH 3133 (VG)

Agent Comments

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Price: \$1,111,500
Method: Sale
Date: 03/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx



225 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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Price: \$1,395,000
Method: Sold Before Auction
Date: 17/04/2025
Property Type: House (Res)
Land Size: 661 sqm approx



10 Dehaviland Av FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,260,000
Method: Private Sale
Date: 13/04/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9874 3355