### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Mullens Road, Vermont South Vic 3133
iVI

#### Indicative selling price

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

Range between	\$1,290,000	&	\$1,390,000

#### 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	1 Alrene Ct VERMONT SOUTH 3133	\$1,485,000	30/08/2025
2	2 Mullens Rd VERMONT SOUTH 3133	\$1,511,000	03/04/2025
3	82 Mullens Rd VERMONT SOUTH 3133	\$1,510,000	22/03/2025

#### 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:	03/09/2025 12:39







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**Property Type:** 

Land Size: 654 sqm approx

**Agent Comments** 

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

## Comparable Properties



1 Alrene Ct VERMONT SOUTH 3133 (REI)

**=** 4

4

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**Price:** \$1,485,000 **Method:** Auction Sale **Date:** 30/08/2025

**Property Type:** House (Res) **Land Size:** 798 sqm approx

Agent Comments



2 Mullens Rd VERMONT SOUTH 3133 (REI/VG)

4



2

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**Agent Comments** 

**Price:** \$1,511,000 **Method:** Auction Sale **Date:** 03/04/2025

Property Type: House (Res) Land Size: 719 sqm approx





1







Price: \$1,510,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res) Land Size: 690 sqm approx

Agent Comments



**REIV** 



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