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	56 Centre Road, Vermont Vic 3133

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 to 31/12/2024 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	26 Beddoe Rd VERMONT 3133	$1,318,000	15/03/2025
2	33 Churinga Av MITCHAM 3132	$1,250,000	06/03/2025
3	25 Aubrey St VERMONT 3133	$1,155,000	26/10/2024

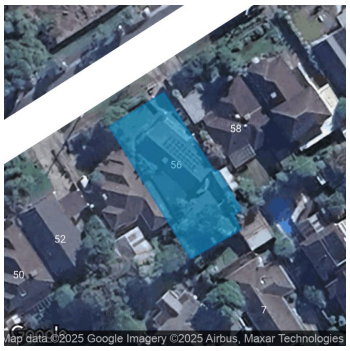
OR

~~**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: 25/03/2025 13:42

56 Centre Road, Vermont Vic 3133

Harcourts



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median House Price
December quarter 2024: $1,328,500

Comparable Properties



26 Beddoe Rd VERMONT 3133 (REI)

3 1 2

Price: $1,318,000
Method: Auction Sale
Date: 15/03/2025
Property Type: House (Res)
Land Size: 611 sqm approx

Agent Comments



33 Churinga Av MITCHAM 3132 (REI)

3 1 2

Price: $1,250,000
Method: Private Sale
Date: 06/03/2025
Property Type: House
Land Size: 890 sqm approx

Agent Comments



25 Aubrey St VERMONT 3133 (REI/VG)

3 1 2

Price: $1,155,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 539 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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