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	63 Mullens Road, Vermont South Vic 3133

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 Property 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	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 comparable properties 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

63 Mullens Road, Vermont South Vic 3133

Harcourts



4 2 2

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 3 2

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 6

Price: $1,511,000
Method: Auction Sale
Date: 03/04/2025
Property Type: House (Res)
Land Size: 719 sqm approx

Agent Comments



82 Mullens Rd VERMONT SOUTH 3133 (REI/VG)

4 2 2

Price: $1,510,000
Method: Auction Sale
Date: 22/03/2025
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE | propertydata.com.au

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