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

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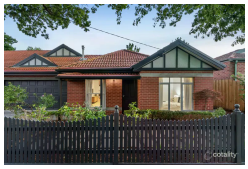


1/5-11 ORION STREET VERMONT VIC 3133

3 2 2

Sold Price RS $1,101,000 Sold Date 03-Nov-25

Distance 0.1km



2A VERNAL AVENUE MITCHAM VIC 3132

3 2 2

Sold Price RS $1,260,000 Sold Date 14-Nov-25

Distance 0.26km



19 ORION STREET VERMONT VIC 3133

3 2 2

Sold Price $1,150,000 Sold Date 12-Sep-25

Distance 0.2km

RS = Recent sale **UN** = Undisclosed Sale

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