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	34 Orion Street, Vermont Vic 3133

Indicative selling price

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

Range between $1,600,000 & $1,760,000

Median sale price

Median price $1,292,000 Property Type House Suburb Vermont

Period - From 01/01/2025 to 31/12/2025 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	2 Price St MITCHAM 3132	$1,615,000	29/11/2025
2	35 Rosstrevor Cr MITCHAM 3132	$1,760,000	20/09/2025
3	16 Philip St VERMONT 3133	$1,620,000	06/09/2025

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: 23/01/2026 14:14

34 Orion Street, Vermont Vic 3133

JellisCraig

Grant Lynch
9908 5700
0408110 011
grantlynch@jelliscraig.com.au



5 3 2

Property Type: House
Land Size: 767 sqm approx

Agent Comments

Indicative Selling Price
$1,600,000 - $1,760,000
Median House Price
Year ending December 2025: $1,292,000

Comparable Properties



2 Price St MITCHAM 3132 (REI)

4 2 3

Price: $1,615,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 644 sqm approx

Agent Comments



35 Rosstrevor Cr MITCHAM 3132 (REI/VG)

5 2 3

Price: $1,760,000
Method: Auction Sale
Date: 20/09/2025
Property Type: House
Land Size: 652 sqm approx

Agent Comments



16 Philip St VERMONT 3133 (REI/VG)

4 2 4

Price: $1,620,000
Method: Auction Sale
Date: 06/09/2025
Property Type: House (Res)
Land Size: 538 sqm approx

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

REIV THE DIFFERENCE | propertydata.com.au

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