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	2/12 Centre Road, Vermont Vic 3133

Indicative selling price

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

Range between $980,000 & $1,070,000

Median sale price

Median price $850,000 Property Type Unit Suburb Vermont

Period - From 09/02/2025 to 08/02/2026 Source Property Data

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	11 Blanche Dr VERMONT 3133	$1,000,000	14/11/2025
2	7/5-11 Orion St VERMONT 3133	$980,000	05/09/2025
3	2/222 Morack Rd VERMONT SOUTH 3133	$1,030,000	28/08/2025

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: 09/02/2026 13:57

2/12 Centre Road, Vermont Vic 3133



3 2 2

Property Type: House
Land Size: 520 sqm approx

Agent Comments

Indicative Selling Price
$980,000 - $1,070,000
Median Unit Price
09/02/2025 - 08/02/2026: $850,000

Comparable Properties



11 Blanche Dr VERMONT 3133 (REI/VG)

3 1 2

Price: $1,000,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 347 sqm approx

Agent Comments



7/5-11 Orion St VERMONT 3133 (REI)

3 2 2

Price: $980,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Unit
Land Size: 403 sqm approx

Agent Comments



2/222 Morack Rd VERMONT SOUTH 3133 (REI/VG)

3 2 2

Price: $1,030,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Unit

Agent Comments

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