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	42 Carinya Road, Vermont Vic 3133

Indicative selling price

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

Range between $1,100,000 & $1,200,000

Median sale price

Median price $1,310,000 Property Type House Suburb Vermont

Period - From 01/10/2025 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	1/13 Alwyn St MITCHAM 3132	$1,158,000	14/03/2026
2	2/23 Mcclares Rd VERMONT 3133	$1,145,000	06/12/2025
3	18 Simpson St MITCHAM 3132	$1,180,000	14/11/2025

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: 19/03/2026 20:03

42 Carinya Road, Vermont Vic 3133

Harcourts



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median House Price
December quarter 2025: $1,310,000

Comparable Properties



1/13 Alwyn St MITCHAM 3132 (REI)

3 1 2

Price: $1,158,000
Method: Auction Sale
Date: 14/03/2026
Property Type: House (Res)
Land Size: 437 sqm approx

Agent Comments



2/23 Mcclares Rd VERMONT 3133 (REI/VG)

3 2 2

Price: $1,145,000
Method: Auction Sale
Date: 06/12/2025
Property Type: House (Res)
Land Size: 322 sqm approx

Agent Comments



18 Simpson St MITCHAM 3132 (REI/VG)

3 2 1

Price: $1,180,000
Method: Sold Before Auction
Date: 14/11/2025
Property Type: House (Res)
Land Size: 387 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

propertydata .com.au

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