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: 14 Smithfield Walk, Vermont Vic 3133

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,335,000 Property Type House Suburb Vermont

Period - From 01/04/2025 to 31/03/2026 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 Norman St MITCHAM 3132	$1,150,000	18/03/2026
2	20 Blanche Dr VERMONT 3133	$1,270,000	17/01/2026
3	9 Glenora Dr VERMONT 3133	$1,220,000	15/01/2026

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: 19/05/2026 09:26

14 Smithfield Walk, Vermont Vic 3133

JellisCraig

Brittany Brown
9870 6211
0413 804 641
brittanybrown@jelliscraig.com.au

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending March 2026: $1,335,000



4 2 5

Property Type: House
Land Size: 776 sqm approx

Agent Comments

Comparable Properties



2 Norman St MITCHAM 3132 (REI)

4 2 4

Price: $1,150,000
Method: Private Sale
Date: 18/03/2026
Rooms: 10
Property Type: House (Res)
Land Size: 843 sqm approx

Agent Comments



20 Blanche Dr VERMONT 3133 (REI/VG)

4 2 2

Price: $1,270,000
Method: Auction Sale
Date: 17/01/2026
Property Type: House
Land Size: 593 sqm approx

Agent Comments



9 Glenora Dr VERMONT 3133 (REI/VG)

4 3 2

Price: $1,220,000
Method: Private Sale
Date: 15/01/2026
Property Type: House
Land Size: 838 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

REIV THE DIFFERENCE

propertydata .com.au

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