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	2/5-11 Orion Street, Vermont Vic 3133

Indicative selling price

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

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

Median sale price

Median price $847,500 Property Type Unit Suburb Vermont

Period - From 01/07/2025 to 30/06/2026 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	3/8 Penllyne Av VERMONT 3133	$1,069,000	30/06/2026
2	1/32 Liddle Way VERMONT 3133	$900,000	14/05/2026
3	2/24 Orient Av MITCHAM 3132	$940,000	07/05/2026

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: 30/07/2026 10:35

2/5-11 Orion Street, Vermont Vic 3133

JellisCraig

Emmerson Lynch
9908 5700
0401 453 675
emmersonlynch@jelliscraig.com.au

Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
Year ending June 2026: $847,500



3 2 2

Property Type: House
Land Size: 285 sqm approx

Agent Comments

Comparable Properties



3/8 Penllyne Av VERMONT 3133 (REI)

3 2 2

Price: $1,069,000
Method: Private Sale
Date: 30/06/2026
Property Type: House
Land Size: 401 sqm approx

Agent Comments



1/32 Liddle Way VERMONT 3133 (REI)

3 2 2

Price: $900,000
Method: Sold Before Auction
Date: 14/05/2026
Property Type: Unit
Land Size: 246 sqm approx

Agent Comments



2/24 Orient Av MITCHAM 3132 (REI/VG)

3 2 2

Price: $940,000
Method: Private Sale
Date: 07/05/2026
Property Type: Unit
Land Size: 326 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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