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 Carinya Road, Vermont Vic 3133

Indicative selling price

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

Single price $1,825,000

Median sale price

Median price $1,328,500 Property Type House Suburb Vermont

Period - From 01/10/2024 to 31/12/2024 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	28 Grey St VERMONT 3133	$1,805,000	30/11/2024
2	9 Kay Ct VERMONT 3133	$1,610,000	11/10/2024
3	61 Alwyn St MITCHAM 3132	$1,780,000	06/09/2024

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: 24/02/2025 10:13

34 Carinya Road, Vermont Vic 3133



4 2 2

Property Type: House
Land Size: 588 sqm approx

Agent Comments

Indicative Selling Price
$1,825,000
Median House Price
December quarter 2024: $1,328,500

Comparable Properties



28 Grey St VERMONT 3133 (REI)

4 2 2

Price: $1,805,000
Method: Auction Sale
Date: 30/11/2024
Property Type: House (Res)
Land Size: 717 sqm approx

Agent Comments



9 Kay Ct VERMONT 3133 (REI/VG)

4 2 2

Price: $1,610,000
Method: Private Sale
Date: 11/10/2024
Property Type: House
Land Size: 938 sqm approx

Agent Comments



61 Alwyn St MITCHAM 3132 (REI/VG)

4 4 2

Price: $1,780,000
Method: Sold Before Auction
Date: 06/09/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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