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	26 Frank Street, Vermont Vic 3133

Indicative selling price

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

Single price $1,200,000

Median sale price

Median price $1,350,000 Property Type House Suburb Vermont

Period - From 01/04/2025 to 30/06/2025 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	15 Tucker Rd VERMONT 3133	$1,198,000	07/06/2025
2	56 Centre Rd VERMONT 3133	$1,230,000	26/04/2025
3	10 Carinya Rd VERMONT 3133	$1,175,000	16/04/2025

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: 23/08/2025 10:20

26 Frank Street, Vermont Vic 3133

JellisCraig

Daniel Bullen
9908 5700
0412 809 725
danielbullen@jelliscraig.com.au



3 1 2

Property Type: House
Land Size: 557 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000
Median House Price
June quarter 2025: $1,350,000

Comparable Properties



15 Tucker Rd VERMONT 3133 (REI/VG)

3 1 2

Price: $1,198,000
Method: Auction Sale
Date: 07/06/2025
Property Type: House (Res)
Land Size: 536 sqm approx

Agent Comments



56 Centre Rd VERMONT 3133 (REI/VG)

3 2 2

Price: $1,230,000
Method: Auction Sale
Date: 26/04/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments



10 Carinya Rd VERMONT 3133 (REI/VG)

3 1 3

Price: $1,175,000
Method: Private Sale
Date: 16/04/2025
Property Type: House
Land Size: 599 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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