

# 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

10 Barbara Street, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,350,000

&

\$1,450,000

### 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 | 13 Carween Av MITCHAM 3132     | \$1,560,000 | 12/02/2025   |
| 2 | 30 Philip St VERMONT 3133      | \$1,550,000 | 23/11/2024   |
| 3 |                                |             |              |

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:

31/03/2025 11:38



6 3 2

Property Type: House  
Land Size: 724 sqm approx  
Agent Comments

Indicative Selling Price  
\$1,350,000 - \$1,450,000  
Median House Price  
December quarter 2024: \$1,328,500

Comparable Properties



13 Carween Av MITCHAM 3132 (REI)

Agent Comments

5 2 2

Price: \$1,560,000  
Method: Private Sale  
Date: 12/02/2025  
Property Type: House (Res)  
Land Size: 742 sqm approx



30 Philip St VERMONT 3133 (REI/VG)

Agent Comments

5 2 2

Price: \$1,550,000  
Method: Auction Sale  
Date: 23/11/2024  
Property Type: House (Res)  
Land Size: 613 sqm approx

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.