

# 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

17 Andrew Street, Vermont Vic 3133

### Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Vermont

Period - From 01/10/2025 to 31/12/2025 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	34 Davison St MITCHAM 3132	\$1,376,000	11/10/2025
2	31 Beddoe Rd VERMONT 3133	\$1,364,200	04/10/2025
3	44 Beddoe Rd VERMONT 3133	\$1,355,000	04/10/2025

**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:

21/03/2026 17:26



4   2   2

**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2025: \$1,310,000

## Comparable Properties



**34 Davison St MITCHAM 3132 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,376,000  
**Method:** Auction Sale  
**Date:** 11/10/2025  
**Property Type:** House (Res)  
**Land Size:** 674 sqm approx



**31 Beddoe Rd VERMONT 3133 (REI/VG)**

[Agent Comments](#)

3   2   2

**Price:** \$1,364,200  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** House  
**Land Size:** 628 sqm approx



**44 Beddoe Rd VERMONT 3133 (REI/VG)**

[Agent Comments](#)

4   2   1

**Price:** \$1,355,000  
**Method:** Auction Sale  
**Date:** 04/10/2025  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**