

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 Barnesdale Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,280,000

&

\$1,408,000

Median sale price

Median price \$1,348,000

Property Type House

Suburb Vermont

Period - From 01/07/2025

to

30/09/2025

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	41 Ashmore Rd FOREST HILL 3131	\$1,350,000	17/05/2025

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:

15/11/2025 09:03



3 2 2

Property Type: House
Land Size: 547 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,408,000
Median House Price
September quarter 2025: \$1,348,000

Comparable Properties



34 Davison St MITCHAM 3132 (REI)

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)

Agent Comments

3 2 2

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



41 Ashmore Rd FOREST HILL 3131 (REI/VG)

Agent Comments

3 2 2

Price: \$1,350,000
Method: Auction Sale
Date: 17/05/2025
Property Type: House (Res)
Land Size: 582 sqm approx