

## 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

40 BORONIA ROAD VERMONT VIC 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

House

Suburb

Vermont

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### 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 6 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

2 CARLINGA DRIVE VERMONT VIC 3133	\$1,100,000	07-Oct-25
15 TUCKER ROAD VERMONT VIC 3133	\$1,198,000	07-Jun-25
1 DELATITE COURT VERMONT VIC 3133	\$1,233,500	16-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 16 October 2025


**2 CARLINGA DRIVE VERMONT VIC  
3133**

Sold Price

<sup>RS</sup>
**\$1,100,000**

Sold Date

**07-Oct-25**
 3
  1
  1

Distance

**0.35km**

**15 TUCKER ROAD VERMONT VIC  
3133**

Sold Price

**\$1,198,000**

Sold Date

**07-Jun-25**
 3
  1
  1

Distance

**0.4km**

**1 DELATITE COURT VERMONT VIC  
3133**

Sold Price

<sup>RS</sup>
**\$1,233,500**

Sold Date

**16-Aug-25**
 3
  1
  1

Distance

**0.88km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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