

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

7 MALVERN STREET VERMONT VIC 3133

Indicative selling price

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

Single Price

or range
between

\$1,080,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,335,000

Property type

House

Suburb

Vermont

Period-from

01 Mar 2025

to

28 Feb 2026

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

1/5-11 ORION STREET VERMONT VIC 3133	\$1,101,000	28-Oct-25
19 ORION STREET VERMONT VIC 3133	\$1,150,000	12-Sep-25
3/6 PREMIER AVENUE VERMONT VIC 3133	\$1,130,000	02-Jan-26

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: 27 March 2026


**1/5-11 ORION STREET VERMONT
VIC 3133**
 3  2  2

Sold Price

\$1,101,000

Sold Date

28-Oct-25

Distance

0.1km

**19 ORION STREET VERMONT VIC
3133**
 3  2  2

Sold Price

\$1,150,000

Sold Date

12-Sep-25

Distance

0.16km

**3/6 PREMIER AVENUE VERMONT
VIC 3133**
 3  2  2

Sold Price

\$1,130,000

Sold Date

02-Jan-26

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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