

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

11a Karwitha Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Vermont

Period - From 01/04/2025 to 31/03/2026 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	2/1 Premier Av MITCHAM 3132	\$1,201,000	30/05/2026
2	2b Vernal Av MITCHAM 3132	\$1,280,000	25/05/2026
3	2 Winjallock Cr VERMONT SOUTH 3133	\$1,252,000	16/05/2026

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:

10/06/2026 09:44



3 2 2

Property Type: House
Land Size: 398 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,050,000 - \$1,150,000
Median House Price
 Year ending March 2026: \$1,335,000

Comparable Properties



2/1 Premier Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,201,000
Method: Auction Sale
Date: 30/05/2026
Property Type: Unit
Land Size: 332 sqm approx



2b Vernal Av MITCHAM 3132 (REI)

Agent Comments

3 2 2

Price: \$1,280,000
Method: Private Sale
Date: 25/05/2026
Property Type: House (Res)
Land Size: 372 sqm approx



2 Winjallock Cr VERMONT SOUTH 3133 (REI)

Agent Comments

3 2 2

Price: \$1,252,000
Method: Private Sale
Date: 16/05/2026
Property Type: House (Res)
Land Size: 479 sqm approx

Account - Harcourts Vermont South | P: 03 98861008