

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

8 Tilson Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$735,000

&

\$808,500

Median sale price

Median price \$800,000

Property Type Unit

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	3/439-441 Canterbury Rd VERMONT 3133	\$828,000	19/11/2025
2	11/520 Mitcham Rd MITCHAM 3132	\$810,000	22/09/2025
3	47 Tilson Dr VERMONT 3133	\$830,000	06/09/2025

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:

04/12/2025 19:34



Rooms: 6
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$735,000 - \$808,500
Median Unit Price
September quarter 2025: \$800,000

Comparable Properties



3/439-441 Canterbury Rd VERMONT 3133 (REI)

Agent Comments



Price: \$828,000
Method: Private Sale
Date: 19/11/2025
Property Type: Unit



11/520 Mitcham Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 22/09/2025
Property Type: Townhouse (Res)



47 Tilson Dr VERMONT 3133 (REI)

Agent Comments



Price: \$830,000
Method: Private Sale
Date: 06/09/2025
Property Type: House (Res)