

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 43 Carinya Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,550,000 & \$1,650,000

Median sale price

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

Period - From 15/05/2025 to 14/05/2026 Source Property Data

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 Frank St VERMONT 3133	\$1,439,500	09/05/2026
2	3 Ronald St MITCHAM 3132	\$1,725,000	24/04/2026
3	1 Levendale Ct VERMONT 3133	\$1,680,000	05/03/2026

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: 15/05/2026 10:26



 4  2  2

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price

\$1,550,000 - \$1,650,000

Median House Price

15/05/2025 - 14/05/2026: \$1,335,000

Comparable Properties



2 Frank St VERMONT 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,439,500

Method: Auction Sale

Date: 09/05/2026

Property Type: House (Res)

Land Size: 501 sqm approx



3 Ronald St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,725,000

Method: Private Sale

Date: 24/04/2026

Property Type: House (Res)

Land Size: 684 sqm approx



1 Levendale Ct VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,680,000

Method: Private Sale

Date: 05/03/2026

Property Type: House

Land Size: 822 sqm approx

Account - Barry Plant | P: 03 9874 3355