

# 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

2/36 Halls Parade, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### Median sale price

Median price \$809,000

Property Type Unit

Suburb Vermont

Period - From 01/10/2025

to 31/12/2025

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	3/6 Premier Av VERMONT 3133	\$1,130,000	06/01/2026
2	2/23 Ian Cr MITCHAM 3132	\$783,000	15/12/2025
3	1/5-11 Orion St VERMONT 3133	\$1,101,000	03/11/2025

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:

03/02/2026 09:53



 3    2    2

**Property Type:** Unit  
**Land Size:** 263 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$1,000,000 - \$1,100,000  
**Median Unit Price**  
 December quarter 2025: \$809,000

## Comparable Properties



**3/6 Premier Av VERMONT 3133 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,130,000  
**Method:** Private Sale  
**Date:** 06/01/2026  
**Property Type:** Unit  
**Land Size:** 305 sqm approx



**2/23 Ian Cr MITCHAM 3132 (REI/VG)**

**Agent Comments**

 3    2    2

**Price:** \$783,000  
**Method:** Private Sale  
**Date:** 15/12/2025  
**Property Type:** Unit



**1/5-11 Orion St VERMONT 3133 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,101,000  
**Method:** Private Sale  
**Date:** 03/11/2025  
**Property Type:** Unit  
**Land Size:** 270 sqm approx

**Account - Barry Plant** | P: 03 9842 8888