

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

Range between &

Median sale price

Median price Property Type Suburb
Period - From to Source

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 VERNONT 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 VERNONT 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:

**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 VERNMONT 3133 (REI)****Price:** \$1,130,000**Method:** Private Sale**Date:** 06/01/2026**Property Type:** Unit**Land Size:** 305 sqm approx[Agent Comments](#)**2/23 Ian Cr MITCHAM 3132 (REI/VG)****Price:** \$783,000**Method:** Private Sale**Date:** 15/12/2025**Property Type:** Unit[Agent Comments](#)**1/5-11 Orion St VERNMONT 3133 (REI)****Price:** \$1,101,000**Method:** Private Sale**Date:** 03/11/2025**Property Type:** Unit**Land Size:** 270 sqm approx[Agent Comments](#)

[Account](#) - Barry Plant | P: 03 9842 8888