

# 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

4/517 Mitcham Road, 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 \$540,000

&

\$570,000

### 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	1/662-664 Mitcham Rd VERMONT 3133	\$505,000	14/12/2025
2	6/662-664 Mitcham Rd VERMONT 3133	\$515,000	06/09/2025
3	5/517 Mitcham Rd VERMONT 3133	\$572,000	16/08/2025

**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 11:26



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$540,000 - \$570,000  
**Median Unit Price**  
December quarter 2025: \$809,000

## Comparable Properties



**1/662-664 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

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**Price:** \$505,000  
**Method:** Sold Before Auction  
**Date:** 14/12/2025  
**Property Type:** Unit



**6/662-664 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

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**Price:** \$515,000  
**Method:** Auction Sale  
**Date:** 06/09/2025  
**Rooms:** 6  
**Property Type:** Unit  
**Land Size:** 64 sqm approx



**5/517 Mitcham Rd VERMONT 3133 (REI/VG)**

**Agent Comments**

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**Price:** \$572,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** Unit

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