

## 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 4/517 Mitcham Road, Vermont Vic 3133  
Including suburb and postcode

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



**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 VERNON 3133 (REI)**



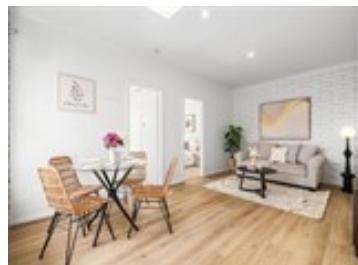
**Price:** \$505,000

**Method:** Sold Before Auction

**Date:** 14/12/2025

**Property Type:** Unit

Agent Comments



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



**Price:** \$515,000

**Method:** Auction Sale

**Date:** 06/09/2025

**Rooms:** 6

**Property Type:** Unit

**Land Size:** 64 sqm approx

Agent Comments



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



**Price:** \$572,000

**Method:** Auction Sale

**Date:** 16/08/2025

**Property Type:** Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888