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	72 Park Drive, Vermont Vic 3133

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $890,000 Property Type Unit Suburb Vermont

Period - From 01/01/2025 to 31/03/2025 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	2/5 Orient Av MITCHAM 3132	$777,000	01/03/2025
2	4/670 Canterbury Rd VERMONT 3133	$700,000	25/11/2024
3	19 Abelia St NUNAWADING 3131	$725,000	19/11/2024

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: 13/05/2025 10:33

72 Park Drive, Vermont Vic 3133



2 1 1

Property Type: Unit
Land Size: 264 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median Unit Price
March quarter 2025: $890,000

Comparable Properties



2/5 Orient Av MITCHAM 3132 (REI/VG)

2 1 1

Price: $777,000
Method: Auction Sale
Date: 01/03/2025
Property Type: Unit

Agent Comments



4/670 Canterbury Rd VERMONT 3133 (REI/VG)

2 1 1

Price: $700,000
Method: Sold Before Auction
Date: 25/11/2024
Property Type: Unit
Land Size: 255 sqm approx

Agent Comments



19 Abelia St NUNAWADING 3131 (REI/VG)

2 1 1

Price: $725,000
Method: Private Sale
Date: 19/11/2024
Property Type: Unit
Land Size: 243 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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