

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 3/18 Premier Avenue, Vermont Vic 3133

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$979,000 Property Type Townhouse Suburb Vermont

Period - From 18/06/2025 to 17/06/2026 Source Property Data

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	6 Delhi St MITCHAM 3132	\$873,000	24/04/2026
2	2/68 Mount Pleasant Rd NUNAWADING 3131	\$757,000	28/03/2026
3	1/465 Whitehorse Rd MITCHAM 3132	\$690,000	23/03/2026

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: 18/06/2026 15:29



 2  1  1

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$790,000 - \$850,000

Median Townhouse Price

18/06/2025 - 17/06/2026: \$979,000

Comparable Properties



6 Delhi St MITCHAM 3132 (REI)

Agent Comments

 2  2  1

Price: \$873,000

Method: Private Sale

Date: 24/04/2026

Property Type: Townhouse (Single)

Land Size: 186 sqm approx



2/68 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

Agent Comments

 2  1  1

Price: \$757,000

Method: Auction Sale

Date: 28/03/2026

Property Type: Townhouse (Res)

Land Size: 127 sqm approx



1/465 Whitehorse Rd MITCHAM 3132 (REI/VG)

Agent Comments

 2  2  1

Price: \$690,000

Method: Sold Before Auction

Date: 23/03/2026

Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355