

# 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](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$795,000

### Median sale price

Median price \$1,000,500 Property Type Townhouse Suburb Vermont

Period - From 24/06/2025 to 23/06/2026 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:

24/06/2026 16:01



 2    1    1

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median Townhouse Price**  
24/06/2025 - 23/06/2026: \$1,000,500

## Comparable Properties



**6 Delhi St MITCHAM 3132 (REI)**

Agent Comments

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**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

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**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

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**Price:** \$690,000  
**Method:** Sold Before Auction  
**Date:** 23/03/2026  
**Property Type:** Townhouse (Res)

Account - Barry Plant | P: 03 9874 3355



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