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	16/7 Stevens Road, Vermont Vic 3133

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $848,750 Property Type Unit Suburb Vermont

Period - From 06/11/2024 to 05/11/2025 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	6/16-18 Shady Gr NUNAWADING 3131	$653,000	15/10/2025
2	5/517 Mitcham Rd VERMONT 3133	$572,000	16/08/2025
3	3/606 Mitcham Rd MITCHAM 3132	$750,000	06/08/2025

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: 06/11/2025 09:54

16/7 Stevens Road, Vermont Vic 3133

BARRYPLANT



2 1 1

Property Type: Unit
Land Size: 112 sqm approx

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
06/11/2024 - 05/11/2025: $848,750

Comparable Properties



6/16-18 Shady Gr NUNAWADING 3131 (REI)

2 1 1

Price: $653,000
Method: Private Sale
Date: 15/10/2025
Property Type: Unit

Agent Comments



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

2 1 1

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

Agent Comments



3/606 Mitcham Rd MITCHAM 3132 (REI/VG)

2 1 1

Price: $750,000
Method: Private Sale
Date: 06/08/2025
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9874 3355

REIV THE DIFFERENCE

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