

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

35 Philip Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,980,000

&

\$2,160,000

Median sale price

Median price \$1,252,500

Property Type House

Suburb Vermont

Period - From 01/04/2024

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	14 Murchison Av VERMONT SOUTH 3133	\$1,990,000	31/05/2025
2	46 Glenburnie Rd MITCHAM 3132	\$2,088,888	27/03/2025
3			

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:

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Indicative Selling Price

\$1,980,000 - \$2,160,000

Median House Price

Year ending March 2025: \$1,252,500



5 3 2

Property Type: House

Agent Comments

Comparable Properties



14 Murchison Av VERMONT SOUTH 3133 (REI)

Agent Comments

5 2 2

Price: \$1,990,000

Method: Auction Sale

Date: 31/05/2025

Property Type: House

Land Size: 800 sqm approx



46 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments

5 2 2

Price: \$2,088,888

Method: Sold Before Auction

Date: 27/03/2025

Property Type: House (Res)

Land Size: 1668 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800



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