

# 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

5/517 Mitcham Road, 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 \$530,000

&

\$580,000

### Median sale price

Median price \$908,888

Property Type Unit

Suburb Vermont

Period - From 01/07/2024

to

30/06/2025

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	5/515 Mitcham Rd VERMONT 3133	\$555,000	05/07/2025
2	4/30 Brunswick Rd MITCHAM 3132	\$626,888	23/06/2025
3	4/11 Carween Av MITCHAM 3132	\$540,000	31/05/2025

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:

22/07/2025 16:18

5/517 Mitcham Road, Vermont Vic 3133

JellisCraig

Daniel Broadbent

9870 6211

0424 155 476

danielbroadbent@jellisrcraig.com.au

**Indicative Selling Price**

\$530,000 - \$580,000

**Median Unit Price**

Year ending June 2025: \$908,888



2 1 1

**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**5/515 Mitcham Rd VERMONT 3133 (REI)**

**Agent Comments**

2 1 1

**Price:** \$555,000

**Method:** Auction Sale

**Date:** 05/07/2025

**Property Type:** Unit

**Land Size:** 105 sqm approx



**4/30 Brunswick Rd MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$626,888

**Method:** Private Sale

**Date:** 23/06/2025

**Property Type:** Unit



**4/11 Carween Av MITCHAM 3132 (REI)**

**Agent Comments**

2 1 1

**Price:** \$540,000

**Method:** Private Sale

**Date:** 31/05/2025

**Property Type:** Unit

**Land Size:** 92 sqm approx

**Account - Jellis Craig** | P: 03 9870 6211



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