Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	15 Centre Road, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

Property offered for sale

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

Range between \$2,000,000	&	\$2,200,000
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Median sale price

Median price	\$1,252,500	Pro	perty 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 sixmonths 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	33 Philip St VERMONT 3133	\$2,260,000	17/05/2025
2			
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:	04/07/2025 10:20



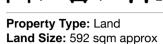


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\$2,000,000 - \$2,200,000 **Median House Price** Year ending March 2025: \$1,252,500

Indicative Selling Price





Agent Comments

Comparable Properties



33 Philip St VERMONT 3133 (REI)







Price: \$2,260,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 597 sqm approx **Agent Comments**

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 - Jellis Craig | P: 03 88498088



