

## 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

1/662-664 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$460,000

&

\$500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$854,000

Property type

Unit

Suburb

Vermont

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

### 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 6 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 6/662-664 MITCHAM ROAD VERMONT VIC 3133 | \$515,000 | 06-Sep-25 |
| 5/515 MITCHAM ROAD VERMONT VIC 3133     | \$555,000 | 05-Jul-25 |
| 5/517 MITCHAM ROAD VERMONT VIC 3133     | \$572,000 | 16-Aug-25 |

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 6 months.~~

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**6/662-664 MITCHAM ROAD  
VERMONT VIC 3133**

 2  1  1

Sold Price

**\$515,000**

Sold Date **06-Sep-25**

Distance

**0km**



**5/515 MITCHAM ROAD VERMONT  
VIC 3133**

 2  1  1

Sold Price

**\$555,000**

Sold Date **05-Jul-25**

Distance

**0.28km**



**5/517 MITCHAM ROAD VERMONT  
VIC 3133**

 2  1  1

Sold Price

**\$572,000**

Sold Date **16-Aug-25**

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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