

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

36 BARBARA STREET VERNON VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$950,000	&	\$1,040,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,305,000	Property type	House	Suburb	Vermont
Period-from	01 Dec 2024	to	30 Nov 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
4/520 MITCHAM ROAD MITCHAM VIC 3132	\$955,000	04-Dec-25
20/520 MITCHAM ROAD MITCHAM VIC 3132	\$1,010,000	03-Nov-25
22/520 MITCHAM ROAD MITCHAM VIC 3132	\$958,000	20-Oct-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.

This Statement of Information was prepared on: 22 December 2025



4/520 MITCHAM ROAD MITCHAM
VIC 3132

3 2 2

Sold Price

^{RS} \$955,000 Sold Date 04-Dec-25

Distance 1.34km



20/520 MITCHAM ROAD MITCHAM
VIC 3132

3 2 2

Sold Price

^{RS} \$1,010,000 Sold Date 03-Nov-25

Distance 1.34km



22/520 MITCHAM ROAD MITCHAM
VIC 3132

3 2 2

Sold Price

\$958,000 Sold Date 20-Oct-25

Distance 1.34km

RS = Recent sale UN = Undisclosed Sale

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