

# 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

1/21 KARWITHA STREET 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

\$795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

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

2/8 MARINA STREET VERMONT VIC 3133	\$840,000	10-Apr-25
1/5 GREY STREET VERMONT VIC 3133	\$867,000	10-Jul-24
2A TWEED STREET VERMONT VIC 3133	\$819,000	12-Oct-24

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: 08 December 2025



## 2/8 MARINA STREET VERMONT VIC 3133

2 1 1

Sold Price **\$840,000** Sold Date **10-Apr-25**

Distance **0.3km**



## 1/5 GREY STREET VERMONT VIC 3133

2 1 2

Sold Price **\$867,000** Sold Date **10-Jul-24**

Distance **0.71km**



## 2A TWEED STREET VERMONT VIC 3133

2 1 1

Sold Price **\$819,000** Sold Date **12-Oct-24**

Distance **1.35km**

**RS** = Recent sale **UN** = Undisclosed Sale

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