

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

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

2/503 MITCHAM ROAD MITCHAM VIC 3132	\$766,000	25-Aug-25
3/18 MCCLARES ROAD VERMONT VIC 3133	\$760,000	30-Apr-25
5/11-13 MCCLARES ROAD VERMONT VIC 3133	\$720,000	25-May-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: 10 November 2025



**2/503 MITCHAM ROAD MITCHAM
VIC 3132**

 2  1  1

Sold Price

\$766,000

Sold Date **25-Aug-25**

Distance **1.07km**



**3/18 MCCLARES ROAD VERMONT
VIC 3133**

 2  1  2

Sold Price

\$760,000

Sold Date **30-Apr-25**

Distance **0.9km**



**5/11-13 MCCLARES ROAD
VERMONT VIC 3133**

 2  1  1

Sold Price

\$720,000

Sold Date **25-May-24**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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