

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

2 Brampton Court, Vermont Vic 3133

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,310,000 Property Type House Suburb Vermont

Period - From 01/10/2025 to 31/12/2025 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 six 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
1	86 Orient Av MITCHAM 3132	\$1,321,500	06/12/2025
2	25 Culbara Dr VERMONT 3133	\$1,335,000	29/11/2025
3	29 Culbara Dr VERMONT 3133	\$1,365,000	08/11/2025

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:

03/03/2026 13:11

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median House Price

December quarter 2025: \$1,310,000



 4
  2
  2

Property Type: House

Land Size: 916 sqm approx

Agent Comments

Comparable Properties



86 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

 4
  2
  2

Price: \$1,321,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 621 sqm approx



25 Culbara Dr VERMONT 3133 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,335,000

Method: Auction Sale

Date: 29/11/2025

Property Type: House

Land Size: 654 sqm approx



29 Culbara Dr VERMONT 3133 (REI/VG)

Agent Comments

 4
  3
  1

Price: \$1,365,000

Method: Auction Sale

Date: 08/11/2025

Property Type: House (Res)

Land Size: 689 sqm approx

Account - Jellis Craig | P: (03) 9908 5700