

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

7 Arlington Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	11 Blanche Dr VERMONT 3133	\$1,000,000	14/11/2025
2	7/5-11 Orion St VERMONT 3133	\$980,000	05/09/2025
3			

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:

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Indicative Selling Price
\$950,000 - \$1,045,000

Median House Price
December quarter 2025: \$1,310,000



 3  2  2

Property Type: House
Land Size: 375 sqm approx
Agent Comments

Comparable Properties



11 Blanche Dr VERMONT 3133 (REI/VG)

[Agent Comments](#)

 3  1  2

Price: \$1,000,000
Method: Private Sale
Date: 14/11/2025
Property Type: House (Res)
Land Size: 347 sqm approx



7/5-11 Orion St VERMONT 3133 (REI)

[Agent Comments](#)

 3  2  2

Price: \$980,000
Method: Sold Before Auction
Date: 05/09/2025
Property Type: Unit
Land Size: 403 sqm approx

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.