

# 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

9 Andrew 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)

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	16 Andrew St VERMONT 3133	\$924,000	23/10/2025
2	126 Rooks Rd NUNAWADING 3131	\$950,000	20/09/2025
3	112 Brunswick Rd MITCHAM 3132	\$1,095,000	30/08/2025

**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:

06/02/2026 15:51

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

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



3   1   1

**Property Type:** House  
**Land Size:** 585 sqm approx  
**Agent Comments**

## Comparable Properties



**16 Andrew St VERMONT 3133 (REI/VG)**

[Agent Comments](#)

3   1   1

**Price:** \$924,000  
**Method:** Auction Sale  
**Date:** 23/10/2025  
**Property Type:** House (Res)  
**Land Size:** 323 sqm approx



**126 Rooks Rd NUNAWADING 3131 (REI/VG)**

[Agent Comments](#)

3   1   -

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 20/09/2025  
**Property Type:** House (Res)  
**Land Size:** 601 sqm approx



**112 Brunswick Rd MITCHAM 3132 (REI/VG)**

[Agent Comments](#)

3   1   2

**Price:** \$1,095,000  
**Method:** Auction Sale  
**Date:** 30/08/2025  
**Property Type:** House  
**Land Size:** 619 sqm approx

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