

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

22 Marina Street, Vermont Vic 3133

Indicative selling price

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

Single price \$865,000

Median sale price

Median price \$850,000

Property Type Unit

Suburb Vermont

Period - From 28/02/2025

to 27/02/2026

Source Property Data

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	1/21 Karwitha St VERMONT 3133	\$790,000	11/12/2025
2	2/29 Liddle Way VERMONT 3133	\$850,000	24/09/2025
3	3/55 Carween Av MITCHAM 3132	\$805,000	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:

28/02/2026 11:44

Miranda Bailey
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Indicative Selling Price
\$865,000

Median Unit Price
28/02/2025 - 27/02/2026: \$850,000



 2  1  1

Property Type: House
Land Size: 280 sqm approx
Agent Comments

Comparable Properties



1/21 Karwitha St VERMONT 3133 (REI/VG)

[Agent Comments](#)

 2  1  2

Price: \$790,000
Method: Private Sale
Date: 11/12/2025
Property Type: Unit
Land Size: 395 sqm approx



2/29 Liddle Way VERMONT 3133 (VG)

[Agent Comments](#)

 2  -  -

Price: \$850,000
Method: Sale
Date: 24/09/2025
Property Type: Flat/Unit/Apartment (Res)



3/55 Carween Av MITCHAM 3132 (REI/VG)

[Agent Comments](#)

 2  1  2

Price: \$805,000
Method: Auction Sale
Date: 30/08/2025
Property Type: Unit

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