

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

86 Glenburnie Road, Vermont VIC 3133

Indicative selling price

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

Range between

\$1,850,000

&

\$1,980,000

Median sale price

Median price

\$1,292,000

Property Type

House

Suburb

Vermont

Period - From

24/08/2025

to

22/02/2026

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
40 Orion St, Vermont Vic	\$1,920,000	30/11/2025

This Statement of Information was prepared on:

24/02/2026

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

86 Glenburnie Road, Vermont VIC 3133



4 2 3

Property Type: House
Mark Johnstone
0398941000
0417 377 916
mjohnstone@woodards.com.au
Indicative Selling Price
\$1,850,000 - \$1,980,000
Median House Price
Year ending February 2026: \$1,292,000

Comparable Properties



40 Orion St, Vermont Vic

5 2 3

Price: \$1,920,000
Method: Sold After Auction
Date: 30/11/2025
Property Type: House
Land Size: 929 sqm approx

Account - Woodards Blackburn | P: 9894 1000