

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

309/5 STANLEY ROAD VERMONT SOUTH VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,078,800

Property type

Unit

Suburb

Vermont South

Period-from

01 Feb 2025

to

31 Jan 2026

Source

Cotality

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 6 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

311/5 STANLEY ROAD VERMONT SOUTH VIC 3133	\$630,000	29-Sep-25
211/1 CHARLNET DRIVE VERMONT SOUTH VIC 3133	\$636,750	25-Nov-25

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 6 months.

This Statement of Information was prepared on: 01 February 2026



**311/5 STANLEY ROAD VERMONT
 SOUTH VIC 3133**

 2  2  1

Sold Price **\$630,000** Sold Date **29-Sep-25**

Distance **0km**



**211/1 CHARLNET DRIVE VERMONT
 SOUTH VIC 3133**

 2  2  1

Sold Price **\$636,750** Sold Date **25-Nov-25**

Distance **0.45km**

RS = Recent sale UN = Undisclosed Sale

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