

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 2 Frank Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Vermont

Period - From 01/04/2025 to 31/03/2026 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	10 Walwa St MITCHAM 3132	\$1,230,000	18/04/2026
2	4 Norman St MITCHAM 3132	\$1,350,000	05/02/2026
3	5 Howqua Ct VERMONT 3133	\$1,420,000	29/11/2025

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: 20/04/2026 14:19

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 4  2  2

Property Type: House
Land Size: 501 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
Year ending March 2026: \$1,335,000

Comparable Properties



10 Walwa St MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,230,000
Method: Auction Sale
Date: 18/04/2026
Property Type: House (Res)
Land Size: 705 sqm approx



4 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,350,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 753 sqm approx



5 Howqua Ct VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,420,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 612 sqm approx

Account - Jellis Craig | P: 03 9870 6211