

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

43 Carinya Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,750,000 & \$1,850,000

Median sale price

Median price \$1,300,000 Property Type House Suburb Vermont

Period - From 01/01/2026 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	17 Glenburnie Rd MITCHAM 3132	\$1,738,000	14/02/2026
2	1b Hayward Ct VERMONT 3133	\$1,912,000	15/11/2025
3	10 Hansen St FOREST HILL 3131	\$1,700,000	29/10/2025

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 11:27



 4  2  2

Property Type: House (Res)

Land Size: 625 sqm approx

Agent Comments

Indicative Selling Price

\$1,750,000 - \$1,850,000

Median House Price

March quarter 2026: \$1,300,000

Comparable Properties



17 Glenburnie Rd MITCHAM 3132 (REI)

Agent Comments

 4  2  2

Price: \$1,738,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 555 sqm approx



1b Hayward Ct VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,912,000

Method: Auction Sale

Date: 15/11/2025

Property Type: House (Res)

Land Size: 799 sqm approx



10 Hansen St FOREST HILL 3131 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,700,000

Method: Private Sale

Date: 29/10/2025

Property Type: House

Land Size: 745 sqm approx

Account - Barry Plant | P: 03 9874 3355