

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

35 Grey Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,348,000 Property Type House Suburb Vermont

Period - From 01/07/2025 to 30/09/2025 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	40 Orion St VERMONT 3133	\$1,920,000	30/11/2025
2	6 Philip St VERMONT 3133	\$1,780,000	06/10/2025
3	35 Rosstrevor Cr MITCHAM 3132	\$1,760,000	20/09/2025

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:

08/12/2025 12:46

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5 2 3

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

September quarter 2025: \$1,348,000

Comparable Properties



40 Orion St VERMONT 3133 (REI)

Agent Comments

5 2 3

Price: \$1,920,000

Method: Sold After Auction

Date: 30/11/2025

Property Type: House (Res)

Land Size: 929 sqm approx



6 Philip St VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,780,000

Method: Private Sale

Date: 06/10/2025

Property Type: House

Land Size: 895 sqm approx



35 Rosstrevor Cr MITCHAM 3132 (REI)

Agent Comments

5 2 3

Price: \$1,760,000

Method: Auction Sale

Date: 20/09/2025

Property Type: House

Land Size: 652 sqm approx

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