

## 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

39 STEVENS ROAD VERMONT VIC 3133

### Indicative selling price

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

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,286,500

Property type

House

Suburb

Vermont

Period-from

19 Mar 2025

to

19 Sep 2025

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

10 CARINYA ROAD VERMONT VIC 3133

\$1,175,000

16-Apr-25

79 BETULA AVENUE VERMONT VIC 3133

\$1,125,000

18-Sep-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: 19 September 2025



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**10 CARINYA ROAD VERMONT VIC 3133**

Sold Price

<sup>RS</sup>

**\$1,175,000**

Sold Date

**16-Apr-25**



3



1



3

Distance

**1.3km**



**79 BETULA AVENUE VERMONT VIC 3133**

Sold Price

<sup>RS</sup>

**\$1,125,000**

<sup>UN</sup>

Sold Date

**18-Sep-25**



3



1



1

Distance

**0.94km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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