

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

1/36 Halls Parade, Vermont Vic 3133

Indicative selling price

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

Range between \$950,000

&

\$990,000

Median sale price

Median price \$809,000

Property Type Unit

Suburb Vermont

Period - From 01/10/2025

to 31/12/2025

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	1/6 Linlithgow St MITCHAM 3132	\$951,000	21/02/2026
2	1/69 Churinga Av MITCHAM 3132	\$771,000	02/12/2025
3	2/8 Norman St MITCHAM 3132	\$880,500	10/09/2025

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:

12/03/2026 11:07



 3  2  2

Property Type: Townhouse (Res)

Land Size: 360 sqm approx

Agent Comments

Indicative Selling Price

\$950,000 - \$990,000

Median Unit Price

December quarter 2025: \$809,000

Comparable Properties



1/6 Linlithgow St MITCHAM 3132 (REI)

Agent Comments

 3  1  2

Price: \$951,000

Method: Auction Sale

Date: 21/02/2026

Property Type: Unit

Land Size: 307 sqm approx



1/69 Churinga Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$771,000

Method: Private Sale

Date: 02/12/2025

Property Type: Unit

Land Size: 372 sqm approx



2/8 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  1

Price: \$880,500

Method: Sold Before Auction

Date: 10/09/2025

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888