

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

14 Smithfield Walk, Vermont Vic 3133

Indicative selling price

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

Range between \$1,280,000

&

\$1,380,000

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	2 Brampton Ct VERMONT 3133	\$1,300,000	28/03/2026
2	20 Blanche Dr VERMONT 3133	\$1,270,000	17/01/2026
3	86 Orient Av MITCHAM 3132	\$1,321,500	06/12/2025

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:

07/05/2026 16:02

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4 2 5

Property Type: House

Land Size: 776 sqm approx

Agent Comments

Indicative Selling Price

\$1,280,000 - \$1,380,000

Median House Price

Year ending March 2026: \$1,335,000

Comparable Properties



2 Brampton Ct VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,300,000

Method: Auction Sale

Date: 28/03/2026

Property Type: House (Res)

Land Size: 916 sqm approx



20 Blanche Dr VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,270,000

Method: Auction Sale

Date: 17/01/2026

Property Type: House

Land Size: 593 sqm approx



86 Orient Av MITCHAM 3132 (REI/VG)

Agent Comments

4 2 2

Price: \$1,321,500

Method: Auction Sale

Date: 06/12/2025

Property Type: House (Res)

Land Size: 621 sqm approx

Account - Jellis Craig | P: 03 9870 6211