

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

2/5-11 Orion Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$834,000

Property Type Unit

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	3/8 Penllyne Av VERMONT 3133	\$1,069,000	30/06/2026
2	7 Malvern St VERMONT 3133	\$1,098,000	11/04/2026
3	1/36 Halls Pde VERMONT 3133	\$990,000	08/04/2026

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:

02/07/2026 11:20

2/5-11 Orion Street, Vermont Vic 3133

JellisCraig

Emmerson Lynch

9908 5700

0401 453 675

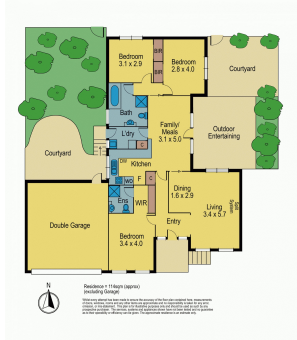
emmersonlynch@jellisrcraig.com.au

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price

Year ending March 2026: \$834,000



3 2 2

Property Type: Unit

Land Size: 285 sqm approx

Agent Comments

Comparable Properties



3/8 Penllyne Av VERMONT 3133 (REI)

3 2 2

Agent Comments

Price: \$1,069,000

Method: Private Sale

Date: 30/06/2026

Property Type: House

Land Size: 401 sqm approx



7 Malvern St VERMONT 3133 (REI/VG)

3 2 2

Agent Comments

Price: \$1,098,000

Method: Auction Sale

Date: 11/04/2026

Property Type: House (Res)

Land Size: 327 sqm approx



1/36 Halls Pde VERMONT 3133 (REI/VG)

3 2 2

Agent Comments

Price: \$990,000

Method: Sold Before Auction

Date: 08/04/2026

Property Type: Unit

Land Size: 360 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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