

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

31 Grove Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,300,000

Property Type House

Suburb Vermont

Period - From 01/07/2025

to

30/06/2026

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	49 Timbertop Dr VERMONT 3133	\$1,258,000	17/07/2026
2	23 Caroben Av VERMONT 3133	\$1,296,000	13/06/2026
3	14 Smithfield Wlk VERMONT 3133	\$1,250,000	30/05/2026

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:

24/07/2026 13:09



Property Type: House

Land Size: 631 sqm approx

Agent Comments

Comparable Properties



49 Timbertop Dr VERMONT 3133 (REI)

Agent Comments



Price: \$1,258,000

Method: Sold Before Auction

Date: 17/07/2026

Property Type: House

Land Size: 560 sqm approx



23 Caroben Av VERMONT 3133 (REI)

Agent Comments



Price: \$1,296,000

Method: Auction Sale

Date: 13/06/2026

Property Type: House (Res)

Land Size: 535 sqm approx



14 Smithfield Wlk VERMONT 3133 (REI)

Agent Comments



Price: \$1,250,000

Method: Auction Sale

Date: 30/05/2026

Property Type: House (Res)

Land Size: 776 sqm approx