

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

36 Mullens Road, Vermont South Vic 3133

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,445,000

Property Type

House

Suburb

Vermont South

Period - From

01/04/2026

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	521 Burwood Hwy VERMONT SOUTH 3133	\$1,356,000	15/08/2026
2	1 Mildara St VERMONT SOUTH 3133	\$1,360,000	18/07/2026
3	52 Woodleigh Cr VERMONT SOUTH 3133	\$1,445,000	18/05/2026

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:

25/08/2026 11:03

Stan Song
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Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

June quarter 2026: \$1,445,000



4 2 2

Property Type: House

Land Size: 695 sqm approx

Agent Comments

Comparable Properties



521 Burwood Hwy VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,356,000

Method: Auction Sale

Date: 15/08/2026

Property Type: House (Res)

Land Size: 650 sqm approx

1 Mildara St VERMONT SOUTH 3133 (REI)

Agent Comments

4 2 2

Price: \$1,360,000

Method: Auction Sale

Date: 18/07/2026

Property Type: House (Res)

Land Size: 789 sqm approx



52 Woodleigh Cr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,445,000

Method: Private Sale

Date: 18/05/2026

Property Type: House (Res)

Land Size: 654 sqm approx

Account - Jellis Craig | P: 03 88498088