

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

8 Denis Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

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	1a Aroona Av MITCHAM 3132	\$1,550,000	30/04/2026
2	23a Hopetoun St MITCHAM 3132	\$1,575,000	29/04/2026
3	17 Glenburnie Rd MITCHAM 3132	\$1,738,000	14/02/2026

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:

29/07/2026 15:22



Property Type: House

Land Size: 503 sqm approx

Agent Comments

Comparable Properties

1a Aroona Av MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,550,000

Method: Private Sale

Date: 30/04/2026

Property Type: House (Res)

Land Size: 400 sqm approx

23a Hopetoun St MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,575,000

Method: Private Sale

Date: 29/04/2026

Property Type: House (Res)

Land Size: 500 sqm approx

17 Glenburnie Rd MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$1,738,000

Method: Auction Sale

Date: 14/02/2026

Property Type: House (Res)

Land Size: 555 sqm approx