

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 Brampton Court, 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

\$1,310,000

Property Type

House

Suburb

Vermont

Period - From

01/10/2025

to

31/12/2025

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	4 Norman St MITCHAM 3132	\$1,350,000	05/02/2026
2	86 Orient Av MITCHAM 3132	\$1,321,500	06/12/2025
3	25 Culbara Dr VERMONT 3133	\$1,335,000	29/11/2025

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:

20/03/2026 15:13

Emmerson Lynch
9908 5700
0401 453 675
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 4  2  2

Property Type: House
Land Size: 916 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,380,000

Median House Price
December quarter 2025: \$1,310,000

Comparable Properties



4 Norman St MITCHAM 3132 (REI/VG)

Agent Comments

 4  2  1

Price: \$1,350,000
Method: Sold Before Auction
Date: 05/02/2026
Property Type: House (Res)
Land Size: 753 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



25 Culbara Dr VERMONT 3133 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,335,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 654 sqm approx

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