

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

1/4 Mcclares Road, 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 \$1,025,000 Property Type Townhouse Suburb Vermont

Period - From 12/02/2024 to 11/02/2025 Source Property Data

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	1/106 Terrara Rd VERMONT SOUTH 3133	\$1,000,000	19/12/2024
2	2a Lower Ct NUNAWADING 3131	\$1,108,000	14/09/2024
3	1/1a Glen Valley Rd FOREST HILL 3131	\$1,050,000	10/09/2024

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:

12/02/2025 17:52



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Townhouse Price
12/02/2024 - 11/02/2025: \$1,025,000

Comparable Properties



1/106 Terrara Rd VERMONT SOUTH 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,000,000
Method: Auction Sale
Date: 19/12/2024
Property Type: Townhouse (Single)
Land Size: 258 sqm approx



2a Lower Ct NUNAWADING 3131 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,108,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

1/1a Glen Valley Rd FOREST HILL 3131 (VG)

Agent Comments

 3  -  -

Price: \$1,050,000
Method: Sale
Date: 10/09/2024
Property Type: Strata Unit/Villa Unit/Townhouse - Single
OYO Unit

Account - Harcourts Vermont South | P: 03 98861008



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