Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	1/4 Mcclares Road, Vermont Vic 3133
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price \$1,02	25,000 Pro	operty Type	Townhouse		Suburb	Vermont
Period - From 17/03	3/2024 to	16/03/2025	So	ource	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

Aut	Address of comparable property		Date of Sale
1	23 Madison Blvd MITCHAM 3132	\$1,070,000	27/02/2025
2	1/106 Terrara Rd VERMONT SOUTH 3133	\$1,000,000	19/12/2024
3	7 Maple Gr MITCHAM 3132	\$1,050,000	14/12/2024

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:	17/03/2025 10:52



Date of sale







Property Type: Townhouse

(Single)

Agent Comments

Indicative Selling Price \$1,000,000 - \$1,050,000 Median Townhouse Price 17/03/2024 - 16/03/2025: \$1,025,000

Comparable Properties



23 Madison Blvd MITCHAM 3132 (REI)

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- - -

Price: \$1,070,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: Townhouse (Res)

Agent Comments



1/106 Terrara Rd VERMONT SOUTH 3133 (REI/VG)

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Price: \$1,000,000 **Method:** Auction Sale **Date:** 19/12/2024

Property Type: Townhouse (Single) **Land Size:** 258 sqm approx

Agent Comments



7 Maple Gr MITCHAM 3132 (REI/VG)

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2

Price: \$1,050,000 **Method:** Private Sale **Date:** 14/12/2024

Property Type: Townhouse (Single) **Land Size:** 240 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008





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