

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

&

\$1,050,000

Median sale price

Median price \$1,025,000

Property Type Townhouse

Suburb Vermont

Period - From 17/03/2024

to 16/03/2025

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	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



 3
  2
  2

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)

Agent Comments

 3
  2
  2

Price: \$1,070,000

Method: Sold Before Auction

Date: 27/02/2025

Property Type: Townhouse (Res)



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

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



7 Maple Gr MITCHAM 3132 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,050,000

Method: Private Sale

Date: 14/12/2024

Property Type: Townhouse (Single)

Land Size: 240 sqm approx

Account - Harcourts Vermont South | P: 03 98861008