

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

4/2-4 Terrara Road, Vermont Vic 3133

Indicative selling price

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

Single price

\$1,050,000

Median sale price

Median price

\$1,027,000

Property Type

Townhouse

Suburb

Vermont

Period - From

23/06/2024

to

22/06/2025

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	2/1-3 Boronia Rd VERMONT 3133	\$908,888	26/05/2025
2	9/13-17 Moore Rd VERMONT 3133	\$1,015,000	24/05/2025
3	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025

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:

23/06/2025 13:40

Peter Dragic

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Indicative Selling Price

\$1,050,000

Median Townhouse Price

23/06/2024 - 22/06/2025: \$1,027,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/1-3 Boronia Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$908,888

Method: Private Sale

Date: 26/05/2025

Property Type: Unit



9/13-17 Moore Rd VERMONT 3133 (REI)

Agent Comments

3 2 2

Price: \$1,015,000

Method: Sold Before Auction

Date: 24/05/2025

Property Type: Townhouse (Res)



1/4 Mcclares Rd VERMONT 3133 (REI/VG)

Agent Comments

3 2 2

Price: \$1,039,000

Method: Private Sale

Date: 27/03/2025

Property Type: Townhouse (Single)

Land Size: 201 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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