

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

2a Mcarthur 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 \$1,141,500

Property Type House

Suburb Vermont

Period - From 01/01/2025

to

31/03/2025

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	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025
2	3/6 Halls Pde MITCHAM 3132	\$1,120,000	13/02/2025
3	3/35 Mcclares Rd VERMONT 3133	\$1,006,000	01/02/2025

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:

15/05/2025 14:09



 3
  2
  2

Property Type: House
Land Size: 262 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median House Price
 March quarter 2025: \$1,141,500

Comparable Properties



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



3/6 Halls Pde MITCHAM 3132 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,120,000
Method: Private Sale
Date: 13/02/2025
Property Type: Unit



3/35 Mcclares Rd VERMONT 3133 (REI/VG)

Agent Comments

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  2
  2

Price: \$1,006,000
Method: Auction Sale
Date: 01/02/2025
Property Type: Unit
Land Size: 282 sqm approx

Account - Harcourts Vermont South | P: 03 98861008