

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

5/240 Morack Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,000,000

&

\$1,080,000

Median sale price

Median price \$1,015,000

Property Type Townhouse

Suburb Vermont

Period - From 12/03/2025

to

11/03/2026

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	5/335 Hawthorn Rd VERMONT SOUTH 3133	\$1,030,000	08/01/2026
2	6/13-17 Moore Rd VERMONT 3133	\$1,022,000	30/09/2025
3	4/240 Morack Rd VERMONT SOUTH 3133	\$1,095,500	13/09/2025

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:

12/03/2026 14:40

5/240 Morack Road, Vermont Vic 3133



Property Type:
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,080,000
Median Townhouse Price
12/03/2025 - 11/03/2026: \$1,015,000

Comparable Properties



5/335 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 08/01/2026
Property Type: Townhouse (Single)
Land Size: 236 sqm approx



6/13-17 Moore Rd VERMONT 3133 (REI) Agent Comments



Price: \$1,022,000
Method: Private Sale
Date: 30/09/2025
Property Type: Townhouse (Single)
Land Size: 224 sqm approx



4/240 Morack Rd VERMONT SOUTH 3133 (REI/VG) Agent Comments



Price: \$1,095,500
Method: Auction Sale
Date: 13/09/2025
Property Type: Townhouse (Res)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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