

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

9/13 - 17 Moore Road, Vermont Vic 3133

Indicative selling price

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

Range between \$928,000

&

\$1,020,000

Median sale price

Median price \$1,049,500

Property Type Townhouse

Suburb Vermont

Period - From 20/05/2024

to

19/05/2025

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	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025
2	3/35 Mcclares Rd VERMONT 3133	\$1,006,000	01/02/2025
3	1/106 Terrara Rd VERMONT SOUTH 3133	\$1,000,000	19/12/2024

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:

20/05/2025 18:33



Property Type:
Agent Comments

Indicative Selling Price
\$928,000 - \$1,020,000
Median Townhouse Price
20/05/2024 - 19/05/2025: \$1,049,500

Comparable Properties



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

Agent Comments



Price: \$1,039,000
Method: Private Sale
Date: 27/03/2025
Property Type: Townhouse (Single)
Land Size: 201 sqm approx



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

Agent Comments



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



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

Agent Comments



Price: \$1,000,000
Method: Auction Sale
Date: 19/12/2024
Property Type: Townhouse (Single)
Land Size: 258 sqm approx

Account - O'Brien Real Estate Vermont | P: 03 9087 1087