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

Harcourts



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)

3 2 2

Price: $1,070,000
Method: Sold Before Auction
Date: 27/02/2025
Property Type: Townhouse (Res)

Agent Comments



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

3 2 2

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

Agent Comments



7 Maple Gr MITCHAM 3132 (REI/VG)

3 2 2

Price: $1,050,000
Method: Private Sale
Date: 14/12/2024
Property Type: Townhouse (Single)
Land Size: 240 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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