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<br>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

# 2a Mcarthur Road, Vermont Vic 3133




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)**

3 2 2

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

Agent Comments




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

3 2 2

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

Agent Comments



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

3 2 2

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

Agent Comments

**Account** - Harcourts Vermont South | P: 03 98861008

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