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	181 Morack Road, Vermont South Vic 3133

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,511,500 Property Type House Suburb Vermont South

Period - From 01/07/2025 to 30/06/2026 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	49 Timbertop Dr VERMONT 3133	$1,258,000	17/07/2026
2	23 Caroben Av VERMONT 3133	$1,296,000	13/06/2026
3	625 Burwood Hwy VERMONT SOUTH 3133	$1,250,000	21/02/2026

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: 17/08/2026 12:06

181 Morack Road, Vermont South Vic 3133



4 2 2

Property Type: House
Land Size: 795 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
Year ending June 2026: $1,511,500

Comparable Properties



49 Timbertop Dr VERMONT 3133 (REI)

4 2 2

Price: $1,258,000
Method: Sold Before Auction
Date: 17/07/2026
Property Type: House (Res)
Land Size: 560 sqm approx

Agent Comments



23 Caroben Av VERMONT 3133 (REI)

4 2 2

Price: $1,296,000
Method: Auction Sale
Date: 13/06/2026
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments



625 Burwood Hwy VERMONT SOUTH 3133 (REI)

4 3 2

Price: $1,250,000
Method: Auction Sale
Date: 21/02/2026
Property Type: House (Res)
Land Size: 791 sqm approx

Agent Comments

Account - Harcourts Vermont South | P: 03 98861008

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