

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

62 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,750,000

&

\$1,880,000

Median sale price

Median price \$1,350,000

Property Type House

Suburb Vermont

Period - From 01/04/2025

to 30/06/2025

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	30 Carinya Rd VERMONT 3133	\$1,700,000	26/07/2025
2	34 Carinya Rd VERMONT 3133	\$1,752,000	19/03/2025
3	5 Bagleys La VERMONT 3133	\$1,791,000	22/02/2025

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:

11/08/2025 17:45

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Indicative Selling Price

\$1,750,000 - \$1,880,000

Median House Price

June quarter 2025: \$1,350,000



4 2 2

Property Type: House

Agent Comments

Comparable Properties



30 Carinya Rd VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,700,000

Method: Auction Sale

Date: 26/07/2025

Property Type: House (Res)

Land Size: 592 sqm approx



34 Carinya Rd VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,752,000

Method: Private Sale

Date: 19/03/2025

Property Type: House (Res)

Land Size: 588 sqm approx



5 Bagleys La VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,791,000

Method: Auction Sale

Date: 22/02/2025

Property Type: House (Res)

Land Size: 1117 sqm approx

Account - Jellis Craig | P: (03) 9908 5700