

# 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

4/2-4 Terrara Road, Vermont Vic 3133

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,050,000

### Median sale price

Median price

\$1,027,000

Property Type

Townhouse

Suburb

Vermont

Period - From

23/06/2024

to

22/06/2025

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	2/1-3 Boronia Rd VERMONT 3133	\$908,888	26/05/2025
2	9/13-17 Moore Rd VERMONT 3133	\$1,015,000	24/05/2025
3	1/4 Mcclares Rd VERMONT 3133	\$1,039,000	27/03/2025

**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:

23/06/2025 13:40

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**Indicative Selling Price**  
\$1,050,000

**Median Townhouse Price**  
23/06/2024 - 22/06/2025: \$1,027,000



3   2   2

**Property Type:** Townhouse  
**Agent Comments**

Comparable Properties



**2/1-3 Boronia Rd VERMONT 3133 (REI)**

**Agent Comments**

3   2   2

**Price:** \$908,888  
**Method:** Private Sale  
**Date:** 26/05/2025  
**Property Type:** Unit



**9/13-17 Moore Rd VERMONT 3133 (REI)**

**Agent Comments**

3   2   2

**Price:** \$1,015,000  
**Method:** Sold Before Auction  
**Date:** 24/05/2025  
**Property Type:** Townhouse (Res)



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

**Agent Comments**

3   2   2

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

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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