

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 MORACK ROAD VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,286,500

Property type

House

Suburb

Vermont

Period-from

01 Sep 2024

to

31 Aug 2025

Source

Cotality

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 6 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 DEVLIN STREET VERMONT VIC 3133	\$1,335,000	07-Jul-25
4 BARNESDALE DRIVE VERMONT VIC 3133	\$1,300,000	06-May-25
1B BEAUMONT STREET VERMONT VIC 3133	\$1,227,000	12-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 17 September 2025



1 DEVLIN STREET VERMONT VIC 3133

Sold Price **\$1,335,000** Sold Date **07-Jul-25**

1 2 2

Distance **0.24km**



4 BARNESDALE DRIVE VERMONT VIC 3133

Sold Price **\$1,300,000** Sold Date **06-May-25**

4 2 1

Distance **0.37km**



1B BEAUMONT STREET VERMONT VIC 3133

Sold Price ^{RS} **\$1,227,000** Sold Date **12-Jul-25**

3 2 2

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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