

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

5/240 Morack Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$960,000 & \$1,050,000

Median sale price

Median price \$1,104,000 Property Type Townhouse Suburb Vermont South

Period - From 03/11/2024 to 02/11/2025 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	2/222 Morack Rd VERMONT SOUTH 3133	\$1,030,000	28/08/2025
2	2/11 Hanover Rd VERMONT SOUTH 3133	\$1,020,500	12/07/2025
3	9/13-17 Moore Rd VERMONT 3133	\$1,015,000	24/05/2025

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:

03/11/2025 10:21

5/240 Morack Road, Vermont South Vic 3133



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$960,000 - \$1,050,000
Median Townhouse Price
03/11/2024 - 02/11/2025: \$1,104,000

Comparable Properties



2/222 Morack Rd VERMONT SOUTH 3133 (REI)

Agent Comments

3 2 2

Price: \$1,030,000
Method: Sold Before Auction
Date: 28/08/2025
Property Type: Unit



2/11 Hanover Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

3 3 3

Price: \$1,020,500
Method: Auction Sale
Date: 12/07/2025
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)

Account - Biggin & Scott Manningham | P: 03 9841 9000 | F: 03 9841 9320



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