

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 4/14-16 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$834,000 Property Type Unit Suburb Vermont

Period - From 01/04/2025 to 31/03/2026 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	3/14 Terrara Rd VERMONT 3133	\$615,000	16/05/2026
2	1/18 Lernes st FOREST HILL 3131	\$675,000	06/05/2026
3	5/23 Mount Pleasant Rd NUNAWADING 3131	\$625,000	02/03/2026

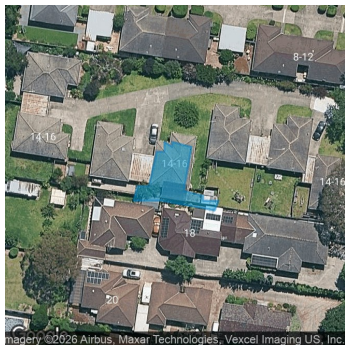
OR

~~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: 28/05/2026 16:25



Peter Liu
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Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median Unit Price
Year ending March 2026: \$834,000

Comparable Properties



3/14 Terrara Rd VERMONT 3133 (REI)

[Agent Comments](#)



Price: \$615,000
Method: Private Sale
Date: 16/05/2026
Property Type: Unit



1/18 Lernes st FOREST HILL 3131 (REI)

[Agent Comments](#)



Price: \$675,000
Method: Private Sale
Date: 06/05/2026
Property Type: Unit
Land Size: 225 sqm approx



5/23 Mount Pleasant Rd NUNAWADING 3131 (REI/VG)

[Agent Comments](#)



Price: \$625,000
Method: Private Sale
Date: 02/03/2026
Property Type: Unit

Account - Ray White Oakleigh | P: 03 9568 2000 | F: 03 9568 2222



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