

# 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

173 Morack Road, Vermont South Vic 3133

### Indicative selling price

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

Range between \$1,790,000 & \$1,850,000

### Median sale price

Median price \$1,565,000 Property Type House Suburb Vermont South

Period - From 01/10/2025 to 31/12/2025 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	31 Great Western Dr VERMONT SOUTH 3133	\$1,759,000	06/02/2026
2	7 Winjallock Cr VERMONT SOUTH 3133	\$1,842,000	06/12/2025
3	12 Verona St VERMONT SOUTH 3133	\$1,850,000	06/10/2025

**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:

28/03/2026 15:54



4   3   2

**Property Type:** House  
**Land Size:** 492 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,790,000 - \$1,850,000  
**Median House Price**  
December quarter 2025: \$1,565,000

## Comparable Properties



**31 Great Western Dr VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

5   2   2

**Price:** \$1,759,000  
**Method:** Private Sale  
**Date:** 06/02/2026  
**Property Type:** House  
**Land Size:** 466 sqm approx



**7 Winjallock Cr VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

5   3   2

**Price:** \$1,842,000  
**Method:** Auction Sale  
**Date:** 06/12/2025  
**Property Type:** House (Res)  
**Land Size:** 791 sqm approx



**12 Verona St VERMONT SOUTH 3133 (REI/VG)**

**Agent Comments**

4   4   2

**Price:** \$1,850,000  
**Method:** Private Sale  
**Date:** 06/10/2025  
**Property Type:** House (Res)  
**Land Size:** 475 sqm approx

**Account - Harcourts Vermont South | P: 03 98861008**