

# 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 \$1,700,000 & \$1,870,000

### Median sale price

Median price \$1,543,000 Property Type House Suburb Vermont South

Period - From 15/04/2025 to 14/04/2026 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 | 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 |  |             |              |

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: 15/04/2026 10:40



4   3   2

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

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 15/04/2025 - 14/04/2026: \$1,543,000

## 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

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.

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