

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

1/38 Terrara Road, Vermont Vic 3133

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$850,000 Property Type Unit Suburb Vermont

Period - From 08/07/2025 to 07/07/2026 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	1a Kalimna St VERMONT 3133	\$820,000	30/06/2026
2	1/28 Orient Av MITCHAM 3132	\$675,000	30/05/2026
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: 08/07/2026 16:14



 2  1  1

Rooms: 5
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
08/07/2025 - 07/07/2026: \$850,000

Comparable Properties



1a Kalimna St VERMONT 3133 (REI)

Agent Comments

 2  1  1

Price: \$820,000
Method: Private Sale
Date: 30/06/2026
Property Type: Townhouse (Single)



1/28 Orient Av MITCHAM 3132 (REI)

Agent Comments

 2  1  2

Price: \$675,000
Method: Auction Sale
Date: 30/05/2026
Property Type: House (Res)

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.

Account - Harcourts Vermont South | P: 03 98861008



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