

# 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 2/240 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 \$1,000,000 & \$1,080,000

### Median sale price

Median price \$1,087,750 Property Type Townhouse Suburb Vermont South

Period - From 19/06/2025 to 18/06/2026 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	5/240 Morack Rd VERMONT SOUTH 3133	\$1,080,000	27/03/2026
2	1/13-17 Moore Rd VERMONT 3133	\$1,030,000	13/03/2026
3	5/335 Hawthorn Rd VERMONT SOUTH 3133	\$1,030,000	08/01/2026

**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: 19/06/2026 14:03

2/240 Morack Road, Vermont South Vic 3133



 3  2  2

**Property Type:** Townhouse (Res)

Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,080,000  
**Median Townhouse Price**  
19/06/2025 - 18/06/2026: \$1,087,750

## Comparable Properties



5/240 Morack Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,080,000  
**Method:** Private Sale  
**Date:** 27/03/2026  
**Property Type:** Townhouse (Single)



1/13-17 Moore Rd VERMONT 3133 (REI)

Agent Comments

 3  2  2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 13/03/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 210 sqm approx



5/335 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,030,000  
**Method:** Private Sale  
**Date:** 08/01/2026  
**Property Type:** Townhouse (Single)  
**Land Size:** 236 sqm approx

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