

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 68 Mcclares Road, Vermont Vic 3133

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$1,335,000

Property Type House

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	4 Yalita Rd VERMONT SOUTH 3133	\$1,448,000	16/02/2026
2	5 Vogue Av VERMONT SOUTH 3133	\$1,415,000	05/12/2025
3	31 Weeden Dr VERMONT SOUTH 3133	\$1,400,000	25/11/2025

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:

16/05/2026 16:06



4 2 6

Property Type: House
Land Size: 604 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,450,000
Median House Price
 Year ending March 2026: \$1,335,000

Comparable Properties



4 Yalita Rd VERMONT SOUTH 3133 (VG)

Agent Comments

4 - -

Price: \$1,448,000
Method: Sale
Date: 16/02/2026
Property Type: House (Res)
Land Size: 684 sqm approx



5 Vogue Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,415,000
Method: Private Sale
Date: 05/12/2025
Property Type: House
Land Size: 730 sqm approx



31 Weeden Dr VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 1 2

Price: \$1,400,000
Method: Private Sale
Date: 25/11/2025
Property Type: House
Land Size: 659 sqm approx

Account - Harcourts Vermont South | P: 03 98861008