

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

5/2-4 Terrara Road, Vermont South Vic 3133

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,020,500 Property Type Unit Suburb Vermont South

Period - From 01/10/2024 to 30/09/2025 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	16 Andrew St VERMONT 3133	\$924,000	23/10/2025
2	2a Holberry St NUNAWADING 3131	\$852,500	11/10/2025
3	3 Gumleaf La MITCHAM 3132	\$925,000	29/09/2025

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:

18/11/2025 15:41



Property Type:
Agent Comments

Indicative Selling Price
\$850,000 - \$935,000
Median Unit Price
Year ending September 2025: \$1,020,500

Comparable Properties



16 Andrew St VERMONT 3133 (REI)

Agent Comments



Price: \$924,000
Method: Auction Sale
Date: 23/10/2025
Property Type: House (Res)
Land Size: 323 sqm approx



2a Holberry St NUNAWADING 3131 (REI)

Agent Comments



Price: \$852,500
Method: Auction Sale
Date: 11/10/2025
Property Type: Unit
Land Size: 334 sqm approx



3 Gumleaf La MITCHAM 3132 (REI/VG)

Agent Comments



Price: \$925,000
Method: Private Sale
Date: 29/09/2025
Property Type: Townhouse (Single)
Land Size: 187 sqm approx