

# 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

62 Mcclares Road, Vermont 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 \$1,600,000 & \$1,725,000

### Median sale price

Median price \$1,310,000 Property Type House Suburb Vermont

Period - From 01/10/2025 to 31/12/2025 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	11 Allison Ct VERMONT 3133	\$1,620,000	16/12/2025
2	6 Philip St VERMONT 3133	\$1,780,000	06/10/2025
3	68 Rosstrevor Cr MITCHAM 3132	\$1,795,000	20/09/2025

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:

02/03/2026 16:22

Daniel Bullen  
9908 5700  
0412 809 725

danielbullen@jellisrcraig.com.au

**Indicative Selling Price**

\$1,600,000 - \$1,725,000

**Median House Price**

December quarter 2025: \$1,310,000



 4    2    2

**Property Type:** House

**Land Size:** 716 sqm approx

Agent Comments

## Comparable Properties



11 Allison Ct VERMONT 3133 (REI/VG)

Agent Comments

 4    2    2

**Price:** \$1,620,000

**Method:** Private Sale

**Date:** 16/12/2025

**Property Type:** House

**Land Size:** 944 sqm approx



6 Philip St VERMONT 3133 (REI/VG)

Agent Comments

 4    2    2

**Price:** \$1,780,000

**Method:** Private Sale

**Date:** 06/10/2025

**Property Type:** House

**Land Size:** 895 sqm approx



68 Rosstrevor Cr MITCHAM 3132 (REI/VG)

Agent Comments

 4    2    2

**Price:** \$1,795,000

**Method:** Auction Sale

**Date:** 20/09/2025

**Property Type:** House (Res)

**Land Size:** 714 sqm approx

Account - Jellis Craig | P: (03) 9908 5700