

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

256 Morack Road, Vermont South VIC 3133

Indicative selling price

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

Range between

\$1,350,000

&

\$1,450,000

Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Vermont South

Period - From

31/07/2025

to

30/01/2026

Source

Cotality™

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
4 Monaro Court Vermont South VIC 3133	\$1,445,000	08/11/2025
258 Morack Road Vermont South VIC 3133	\$1,430,000	04/10/2025
10 Maculata Walk Vermont South VIC 3133	\$1,300,000	03/09/2025

This Statement of Information was prepared on:

31/01/2026