

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

70 Terrara Road, Vermont Vic 3133

Indicative selling price

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

Range between \$1,290,000 & \$1,419,000

Median sale price

Median price \$1,335,000 Property Type House Suburb Vermont

Period - From 21/04/2025 to 20/04/2026 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 Vogue Av VERMONT SOUTH 3133	\$1,415,000	05/12/2025
2	120 Jolimont Rd VERMONT 3133	\$1,425,000	29/11/2025
3	5 Howqua Ct VERMONT 3133	\$1,420,000	29/11/2025

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:

21/04/2026 17:27



 4
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Property Type: House
Land Size: 540 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,290,000 - \$1,419,000
Median House Price
 21/04/2025 - 20/04/2026: \$1,335,000

Comparable Properties



5 Vogue Av VERMONT SOUTH 3133 (REI/VG)

Agent Comments

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



120 Jolimont Rd VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$1,425,000
Method: Private Sale
Date: 29/11/2025
Property Type: House (Res)
Land Size: 581 sqm approx



5 Howqua Ct VERMONT 3133 (REI/VG)

Agent Comments

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Price: \$1,420,000
Method: Auction Sale
Date: 29/11/2025
Property Type: House
Land Size: 612 sqm approx

Account - Barry Plant | P: 03 9803 0400