

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 49 Timbertop Drive, Vermont Vic 3133

Indicative selling price

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

Range between \$1,280,000 & \$1,310,000

Median sale price

Median price \$1,292,000 Property Type House Suburb Vermont

Period - From 01/01/2025 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	7 Coltain St VERMONT SOUTH 3133	\$1,381,000	09/02/2026
2			
3			

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: 14/02/2026 16:15



 4  2  2

Property Type: House
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,310,000
Median House Price
Year ending December 2025: \$1,292,000

Comparable Properties



7 Coltain St VERMONT SOUTH 3133 (REI)

Agent Comments

 4  2  2

Price: \$1,381,000
Method: Private Sale
Date: 09/02/2026
Property Type: House (Res)
Land Size: 655 sqm approx

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.

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