

# 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  | <span style="border: 1px solid black; padding: 2px;">\$1,292,000</span> | Property Type | <span style="border: 1px solid black; padding: 2px;">House</span>      | Suburb | <span style="border: 1px solid black; padding: 2px;">Vermont</span> |
| Period - From | <span style="border: 1px solid black; padding: 2px;">01/01/2025</span>  | to            | <span style="border: 1px solid black; padding: 2px;">31/12/2025</span> | Source | <span style="border: 1px solid black; padding: 2px;">REIV</span>    |

### 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 VERNONT 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 VERNONT SOUTH 3133 (REI)**

4 2 2

**Price:** \$1,381,000

**Method:** Private Sale

**Date:** 09/02/2026

**Property Type:** House (Res)

**Land Size:** 655 sqm approx

Agent Comments

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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