

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 \$1,340,000

&

\$1,380,000

Median sale price

Median price \$1,348,000

Property Type House

Suburb Vermont

Period - From 01/07/2025

to 30/09/2025

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	45 Carinya Rd VERMONT 3133	\$1,362,000	08/11/2025
2	34 Wingrove St FOREST HILL 3131	\$1,371,000	21/06/2025
3	247 Hawthorn Rd VERMONT SOUTH 3133	\$1,378,000	31/05/2025

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:

22/11/2025 16:06



4 2 2

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

Indicative Selling Price
\$1,340,000 - \$1,380,000
Median House Price
September quarter 2025: \$1,348,000

Comparable Properties



45 Carinya Rd VERMONT 3133 (REI)

Agent Comments

4 2 2

Price: \$1,362,000
Method: Auction Sale
Date: 08/11/2025
Property Type: House (Res)
Land Size: 622 sqm approx



34 Wingrove St FOREST HILL 3131 (REI/VG)

Agent Comments

4 2 2

Price: \$1,371,000
Method: Auction Sale
Date: 21/06/2025
Property Type: House (Res)
Land Size: 610 sqm approx



247 Hawthorn Rd VERMONT SOUTH 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,378,000
Method: Auction Sale
Date: 31/05/2025
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Harcourts Vermont South | P: 03 98861008