

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

6 TIMBERTOP DRIVE VERMONT VIC 3133

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,300,000

Property type

Other

Suburb

Vermont

Period-from

01 Oct 2024

to

30 Sep 2025

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 6 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

2 CARLINGA DRIVE VERMONT VIC 3133	\$1,100,000	07-Oct-25
26 FRANK STREET VERMONT VIC 3133	\$1,202,000	23-Aug-25
1 DELATITE COURT VERMONT VIC 3133	\$1,233,500	16-Aug-25

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 6 months.~~

This Statement of Information was prepared on: 15 October 2025

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2 CARLINGA DRIVE VERMONT VIC
3133

Sold Price

RS

\$1,100,000

Sold Date

07-Oct-25

 3 1 1

Distance

0.99km



26 FRANK STREET VERMONT VIC
3133

Sold Price

\$1,202,000

Sold Date

23-Aug-25

 3 1 2

Distance

1.93km



1 DELATITE COURT VERMONT VIC
3133

Sold Price

RS

RS \$1,233,500

Sold Date

16-Aug-25

 3 1 1

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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