

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

6/59 Scott Street, Vermont Vic 3133

Indicative selling price

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

Range between \$1,150,000

&

\$1,220,000

Median sale price

Median price \$940,000

Property Type Townhouse

Suburb Vermont

Period - From 07/09/2025

to

06/09/2026

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	3/59 Scott St VERMONT 3133	\$1,115,000	21/08/2026
2	2b Vernal Av MITCHAM 3132	\$1,280,000	25/05/2026
3	1/66 Rosstrevor Cr MITCHAM 3132	\$1,180,000	11/05/2026

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:

07/09/2026 15:54



 4  2  2

Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price

\$1,150,000 - \$1,220,000

Median Townhouse Price

07/09/2025 - 06/09/2026: \$940,000

Comparable Properties



3/59 Scott St VERMONT 3133 (REI)

Agent Comments

 3  2  2

Price: \$1,115,000

Method: Sold Before Auction

Date: 21/08/2026

Property Type: Townhouse (Res)

Land Size: 270 sqm approx



2b Vernal Av MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,280,000

Method: Private Sale

Date: 25/05/2026

Property Type: House (Res)

Land Size: 372 sqm approx



1/66 Rosstrevor Cr MITCHAM 3132 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,180,000

Method: Private Sale

Date: 11/05/2026

Rooms: 6

Property Type: House (Res)

Land Size: 387 sqm approx

Account - Barry Plant | P: 03 9874 3355