

## 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

11 KEMP AVENUE THOMASTOWN VIC 3074

### Indicative selling price

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

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$774,000

Property type

House

Suburb

Thomastown

Period-from

01 Apr 2025

to

31 Mar 2026

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

28 MOUNT VIEW ROAD THOMASTOWN VIC 3074	\$830,000	23-Mar-26
48 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$810,000	19-Dec-25
23 PATRONA STREET THOMASTOWN VIC 3074	\$901,500	28-Mar-26

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.~~

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**28 MOUNT VIEW ROAD  
THOMASTOWN VIC 3074**

 4  2  4

Sold Price <sup>RS</sup> **\$830,000** Sold Date **23-Mar-26**

Distance **0.89km**



**48 HEYINGTON AVENUE  
THOMASTOWN VIC 3074**

 4  2  2

Sold Price **\$810,000** Sold Date **19-Dec-25**

Distance **1.48km**



**23 PATRONA STREET  
THOMASTOWN VIC 3074**

 4  2  -

Sold Price <sup>RS</sup> **\$901,500** Sold Date **28-Mar-26**

Distance **1.43km**

RS = Recent sale      UN = Undisclosed Sale

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