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 (*Delete single price or range as applicable)

~~Single Price~~		or range between	$850,000	&	$930,000

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
43 HEATHER AVENUE THOMASTOWN VIC 3074	$883,000	31-Jan-26
21 HEATHER AVENUE THOMASTOWN VIC 3074	$856,000	07-Feb-26
2 JUNIPER CRESCENT THOMASTOWN VIC 3074	$870,000	28-Feb-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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43 HEATHER AVENUE THOMASTOWN VIC 3074

3 1 6

Sold Price **$883,000** Sold Date **31-Jan-26**

Distance **0.16km**



21 HEATHER AVENUE THOMASTOWN VIC 3074

3 1 2

Sold Price **$856,000** Sold Date **07-Feb-26**

Distance **0.18km**



2 JUNIPER CRESCENT THOMASTOWN VIC 3074

3 1 2

Sold Price RS **$870,000** Sold Date **28-Feb-26**

Distance **0.44km**

RS = Recent sale **UN** = Undisclosed Sale

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