

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

169 VICTORIA DRIVE 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

\$580,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,000

Property type

House

Suburb

Thomastown

Period-from

01 May 2025

to

30 Apr 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

7 MARYLAND CLOSE THOMASTOWN VIC 3074	\$665,000	14-Mar-26
49 CARRINGTON BOULEVARD THOMASTOWN VIC 3074	\$575,000	07-Apr-26
18 ANSTEY AVENUE RESERVOIR VIC 3073	\$620,000	05-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.~~

This Statement of Information was prepared on: 05 May 2026



**7 MARYLAND CLOSE
 THOMASTOWN VIC 3074**

 3  1  2

Sold Price ^{RS} **\$665,000** Sold Date **14-Mar-26**

Distance **0.15km**

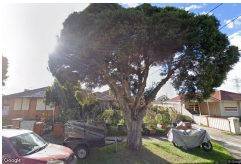


**49 CARRINGTON BOULEVARD
 THOMASTOWN VIC 3074**

 3  2  2

Sold Price **\$575,000** Sold Date **07-Apr-26**

Distance **0.65km**



**18 ANSTEY AVENUE RESERVOIR
 VIC 3073**

 3  1  4

Sold Price **\$620,000** Sold Date **05-Mar-26**

Distance **1.68km**

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

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