

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/35 DAREBIN DRIVE THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

Single

or range
Price &
between

\$520,000

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,750

Property type

Unit

Suburb

Thomastown

Period-from

12 Mar 2024

to

31 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

1/35 DAREBIN DRIVE THOMASTOWN VIC 3074

\$565,000

10-May-25

2/4 FREDERICK STREET THOMASTOWN VIC 3074

\$570,000

12-Apr-25

1/207 DAREBIN DRIVE LALOR VIC 3075

\$540,000

12-Apr-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: 12 September 2025



**1/35 DAREBIN DRIVE
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$565,000** Sold Date **10-May-25**

Distance **0km**



**2/4 FREDERICK STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$570,000** Sold Date **12-Apr-25**

Distance **1.14km**



**1/207 DAREBIN DRIVE LALOR VIC
3075**

 3  1  1

Sold Price **\$540,000** Sold Date **12-Apr-25**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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