

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

21 BRIDGEWATER GROVE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$733,500

Property type

House

Suburb

Thomastown

Period-from

01 Sep 2024

to

31 Aug 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

19 BRIDGEWATER GROVE THOMASTOWN VIC 3074	\$865,000	31-May-25
12 MURCHISON WAY THOMASTOWN VIC 3074	\$760,000	04-Aug-25
22 MURCHISON WAY THOMASTOWN VIC 3074	\$770,000	31-May-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: 19 September 2025



**19 BRIDGEWATER GROVE
THOMASTOWN VIC 3074**

 4  2  2

Sold Price

^{RS}

\$865,000

Sold Date

31-May-25

Distance

0.03km



**12 MURCHISON WAY
THOMASTOWN VIC 3074**

 3  1  2

Sold Price

\$760,000

Sold Date

04-Aug-25

Distance

0.17km



**22 MURCHISON WAY
THOMASTOWN VIC 3074**

 3  2  2

Sold Price

\$770,000

Sold Date

31-May-25

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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