

# 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

210 Victoria Drive, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$770,000

Property Type

House

Suburb

Thomastown

Period - From

01/04/2025

to

30/06/2025

Source

REIV

### 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 six 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 | 2 Barry Rd THOMASTOWN 3074      | \$720,000 | 16/08/2025   |
| 2 | 4 Stonehaven Dr THOMASTOWN 3074 | \$740,000 | 16/08/2025   |
| 3 | 6 Kalorama PI THOMASTOWN 3074   | \$721,000 | 09/07/2025   |

**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 six months.~~

This Statement of Information was prepared on:

25/08/2025 14:08

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**Indicative Selling Price**

\$700,000 - \$770,000

**Median House Price**

June quarter 2025: \$770,000



3 1 1

**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx  
**Agent Comments**

## Comparable Properties

2 Barry Rd THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 2

**Price:** \$720,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)



4 Stonehaven Dr THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 4

**Price:** \$740,000  
**Method:** Auction Sale  
**Date:** 16/08/2025  
**Property Type:** House (Res)  
**Land Size:** 593 sqm approx



6 Kalorama PI THOMASTOWN 3074 (REI)

**Agent Comments**

3 1 2

**Price:** \$721,000  
**Method:** Sold Before Auction  
**Date:** 09/07/2025  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx

Account - Woodards | P: 03 9842 1188 | F: 03 9842 1799



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