

Property Price Statement

Single residential property

located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Date Prepared 08/10/26

Property offered for sale

Address
Including suburb and
postcode

29 TALBOT AVENUE THOMASTOWN VIC 3074

Key features of the property

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
House	3	1	2	134m ²	534m ²

Indicative selling price

For the meaning of *indicative selling price*, see consumer.vic.gov.au/underquoting. An indicative selling price may be a single price or a range of not more than 10% of the value of the lower limit.

Single price

or

Range between

\$695,000

&

\$740,000

Seller's reserve price (if property is to be sold by auction or fixed-date sale)

For the meaning of *seller's reserve price*, see consumer.vic.gov.au/underquoting. When the estate agent or agent's representative receives the seller's reserve price it must be included in this section.

Seller's reserve price

N/A

Median sale price

This section describes the median selling price for residential properties sold in the same suburb as the property offered for sale, sold in a 3-to-12-month period ending no more than 6 months before this statement was prepared.

Median Price	\$790,000	Property type	House	Suburb	Thomastown
Period: from	01 Oct 2025	to	30 Sep 2026	Source	Cotality

Comparable property sales

These are the three most comparable properties to the property for sale that were sold **within two kilometres** of the property for sale **in the last six months**.

If there were fewer than three, but one or two, comparable properties, these must be included below.

These properties were used to help determine the estimated selling price.

Comparable property 1

Address	Sale price	Date of sale
5 LACEY STREET LALOR VIC 3075	\$725,000	08-Aug-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	2	1	118m ²	539m ²

Comparable property 2

Address	Sale price	Date of sale
19 ALFRED AVENUE THOMASTOWN VIC 3074	\$702,000	23-May-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	3	1	2	107m ²	579m ²

Comparable property 3

Address	Sale price	Date of sale
8 BARBARA COURT THOMASTOWN VIC 3074	\$880,000	16-Mar-26

Key Features

Building Type	# of bedrooms	# of bathrooms	# of car spaces	Internal floor space m ²	Total land size m ²
HOUSE	4	1	2	152m ²	692m ²

Reason there are fewer than three comparable properties

☐

~~I, the agent or agent's representative for the property offered for sale, did not take the sale price of three comparable properties into account in determining the estimated selling price for the property because I believe that fewer than three comparable properties were sold within the relevant period.~~

Explain the reason the agent or agent's representative believes that fewer than three comparable properties:

N/A

Sale Outcome

The sale price of the property must be included in this section within seven days after the unconditional sale of the property unless an application for an exemption is pending or an exemption has been granted.

Sale Price	\$ _____
Unconditional sale date	____/____/____


5 LACEY STREET LALOR VIC 3075

Sold Price

\$725,000

Sold Date **08-Aug-26**

HOUSE

 3

 2

 1

 539m²
 118m²

Distance

0.55km

**19 ALFRED AVENUE
THOMASTOWN VIC 3074**

Sold Price

\$702,000

Sold Date **23-May-26**

HOUSE

 3

 1

 2

 579m²
 107m²

Distance

0.06km

**8 BARBARA COURT
THOMASTOWN VIC 3074**

Sold Price

\$880,000

Sold Date **16-Mar-26**

HOUSE

 4

 1

 2

 692m²
 152m²

Distance

0.33km

**6 CLEVELAND STREET
THOMASTOWN VIC 3074**

Sold Price

\$785,000

Sold Date **28-Mar-26**

HOUSE

 4

 2

 3

 681m²
 120m²

Distance

0.21km
RS = Recent sale

UN = Undisclosed Sale

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24 CLEVELAND STREET THOMASTOWN VIC 3074

HOUSE

3

1

2

544m²

120m²

Distance

0.35km

Sold Price

\$690,000

Sold Date

25-Jul-26



97 DAREBIN DRIVE THOMASTOWN VIC 3074

HOUSE

3

1

2

566m²

133m²

Distance

0.33km

Sold Price

^{RS} **\$640,000**

Sold Date

05-Sep-26



101 DAREBIN DRIVE THOMASTOWN VIC 3074

HOUSE

3

1

2

591m²

110m²

Distance

0.36km

Sold Price

\$750,000

Sold Date

28-Apr-26



120 DAREBIN DRIVE THOMASTOWN VIC 3074

HOUSE

4

1

2

537m²

-

Distance

0.51km

Sold Price

\$742,500

Sold Date

04-Jul-26

RS = Recent sale

UN = Undisclosed Sale

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1 PATRICK STREET THOMASTOWN VIC 3074

Sold Price

- Sold Date **30-May-26**

HOUSE

 4

 1

 5

 723m²
 100m²

Distance

0.08km


13 RICHARDSON STREET THOMASTOWN VIC 3074

Sold Price

\$817,000

Sold Date

18-Apr-26

HOUSE

 3

 1

 1

 534m²
 128m²

Distance

0.51km


16 SMITH AVENUE THOMASTOWN VIC 3074

Sold Price

\$770,000

Sold Date

02-May-26

HOUSE

 3

 1

 1

 590m²
 108m²

Distance

0.23km


5 STELLA DRIVE THOMASTOWN VIC 3074

Sold Price

\$660,000

Sold Date

14-Mar-26

HOUSE

 3

 1

 -

 576m²
 120m²

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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**14 STELLA DRIVE THOMASTOWN
VIC 3074**

HOUSE

3

2

2

 534m²

 105m²

Distance

0.48km

Sold Price

\$680,000

Sold Date

11-Apr-26

**38 VALENTINE AVENUE
THOMASTOWN VIC 3074**

HOUSE

3

1

2

 530m²

 105m²

Distance

0.24km

Sold Price

\$615,000

Sold Date

13-Jun-26

**26 WATTLE STREET
THOMASTOWN VIC 3074**

HOUSE

4

1

4

 730m²

 198m²

Distance

0.3km

Sold Price

\$825,000

Sold Date

02-Apr-26

**49 VALENTINE AVENUE
THOMASTOWN VIC 3074**

HOUSE

4

2

4

 540m²

 160m²

Distance

0.23km

Sold Price

\$600,000

Sold Date

14-Jun-26

RS = Recent sale

UN = Undisclosed Sale

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38 RICHARDSON STREET THOMASTOWN VIC 3074

Sold Price

^{RS}
\$800,000

Sold Date

05-Sep-26

HOUSE

 3

 1

 2

 954m²
 -

Distance

0.54km


4 WEMBLEY COURT THOMASTOWN VIC 3074

Sold Price

\$670,000

Sold Date

07-May-26

HOUSE

 2

 1

 2

 688m²
 96m²

Distance

0.48km


146A DALTON ROAD THOMASTOWN VIC 3074

Sold Price

\$620,000

Sold Date

21-Mar-26

HOUSE

 3

 1

 2

 530m²
 -

Distance

0.21km


1/8 LEILA COURT THOMASTOWN VIC 3074

Sold Price

\$615,000

Sold Date

13-Jul-26

HOUSE

 3

 1

 -

 333m²
 110m²

Distance

0.27km
RS = Recent sale

UN = Undisclosed Sale

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