

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

31 WINAMURRA CRESCENT, THOMASTOWN, VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$830,000

&

\$860,000

Median sale price

Median price

\$720,800

Property Type

House

Suburb

THOMASTOWN

Period - From

2/07/2024

to

2/07/2025

Source

CoreLogic

Comparable property sales

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
6 LILYDALE COURT THOMASTOWN VIC 3074	\$702,000	24/05/2025
9 EARLWOOD COURT THOMASTOWN VIC 3074	\$781,000	07/06/2025
9 CIPORA PLACE THOMASTOWN VIC 3074	\$730,000	12/04/2025

This Statement of Information was prepared on:

2/07/2025