

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

4 KARINGAL WAY 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

\$710,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Thomastown

Period-from

01 Jul 2025

to

30 Jun 2026

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

2 NORTHEY CLOSE THOMASTOWN VIC 3074	\$720,200	15-Mar-25
9 MELALEUCA DRIVE THOMASTOWN VIC 3074	\$730,000	29-Mar-25
7 KARINGAL WAY THOMASTOWN VIC 3074	\$750,000	17-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: 31 July 2026



2 NORTHEY CLOSE THOMASTOWN VIC 3074

Sold Price

\$720,200

Sold Date

15-Mar-25
 3
 1
 4

Distance

0.27km


9 MELALEUCA DRIVE THOMASTOWN VIC 3074

Sold Price

\$730,000

Sold Date

29-Mar-25
 3
 1
 3

Distance

0.26km


7 KARINGAL WAY THOMASTOWN VIC 3074

Sold Price

\$750,000

Sold Date

17-May-25
 3
 1
 1

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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