

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

50/90 EDGARS ROAD 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

\$495,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Aug 2025

to

31 Jul 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

2/90 EDGARS ROAD THOMASTOWN VIC 3074	\$515,000	08-Apr-26
2/23 LYNNE STREET LALOR VIC 3075	\$502,500	20-Mar-26
2/155 RATHCOWN ROAD RESERVOIR VIC 3073	\$515,000	03-Jul-26

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: 05 August 2026



**2/90 EDGARS ROAD
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$515,000** Sold Date **08-Apr-26**

Distance **0.24km**



**2/23 LYNNE STREET LALOR VIC
3075**

 2  1  -

Sold Price **\$502,500** Sold Date **20-Mar-26**

Distance **2.82km**



**2/155 RATHCOWN ROAD
RESERVOIR VIC 3073**

 2  1  1

Sold Price ^{RS} **\$515,000** Sold Date **03-Jul-26**

Distance **2.72km**

RS = Recent sale **UN** = Undisclosed Sale

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