

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 95 Darebin Drive, Thomastown Vic 3074

Indicative selling price

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

Range between \$650,000 & \$695,000

Median sale price

Median price \$759,000 Property Type House Suburb Thomastown

Period - From 01/10/2024 to 30/09/2025 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	7 Banksia Av THOMASTOWN 3074	\$680,000	30/08/2025
2	2 Stanley Ct THOMASTOWN 3074	\$660,000	30/08/2025
3	201 The Boulevard THOMASTOWN 3074	\$680,000	25/07/2025

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: 20/11/2025 10:37



3 bedrooms 1 bathroom 3 cars

Property Type: House
Land Size: 534 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$695,000
Median House Price
Year ending September 2025: \$759,000

Comparable Properties



7 Banksia Av THOMASTOWN 3074 (REI)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$680,000
Method:
Date: 30/08/2025
Property Type: House



2 Stanley Ct THOMASTOWN 3074 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 5 cars

Price: \$660,000
Method: Auction Sale
Date: 30/08/2025
Property Type: House (Res)
Land Size: 534 sqm approx



201 The Boulevard THOMASTOWN 3074 (REI/VG)

Agent Comments

3 bedrooms 1 bathroom 2 cars

Price: \$680,000
Method: Private Sale
Date: 25/07/2025
Property Type: House (Res)
Land Size: 534 sqm approx

Account - VICPROP | P: 03 8888 1011



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