

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

26/90 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

\$440,000

&

\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

28/90 EDGARS ROAD THOMASTOWN VIC 3074	\$465,000	01-Mar-25
3/3-5 NEWTON STREET THOMASTOWN VIC 3074	\$445,900	06-Mar-25
2/3 POPLAR STREET THOMASTOWN VIC 3074	\$480,000	09-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: 11 July 2025

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**28/90 EDGARS ROAD
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$465,000** Sold Date **01-Mar-25**

Distance **0km**



**3/3-5 NEWTON STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$445,900** Sold Date **06-Mar-25**

Distance **0.71km**



**2/3 POPLAR STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$480,000** Sold Date **09-May-25**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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