

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

1 BELLA COURT 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

\$929,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,375

Property type

House

Suburb

Thomastown

Period-from

01 Mar 2025

to

28 Feb 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

4 DIPLOMAT DRIVE THOMASTOWN VIC 3074	\$955,000	05-Apr-25
4 ENDEAVOUR AVENUE THOMASTOWN VIC 3074	\$952,000	12-Apr-25
162 MAIN STREET THOMASTOWN VIC 3074	\$910,000	17-Jun-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: 03 March 2026

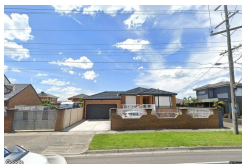

**4 DIPLOMAT DRIVE
THOMASTOWN VIC 3074**
 5  4  2

 Sold Price **\$955,000** Sold Date **05-Apr-25**

 Distance **0.33km**

**4 ENDEAVOUR AVENUE
THOMASTOWN VIC 3074**
 3  2  4

 Sold Price **\$952,000** Sold Date **12-Apr-25**

 Distance **0.35km**

**162 MAIN STREET THOMASTOWN
VIC 3074**
 4  2  2

 Sold Price **\$910,000** Sold Date **17-Jun-25**

 Distance **0.39km**

**9 GREENSTONE COURT
THOMASTOWN VIC 3074**
 5  3  2

 Sold Price **\$925,000** Sold Date **05-Apr-25**

 Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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