

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

7 MARYLAND CLOSE 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

\$685,000

&

\$751,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$760,000

Property type

House

Suburb

Thomastown

Period-from

01 Feb 2025

to

31 Jan 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

9 DERWENT COURT THOMASTOWN VIC 3074	\$751,000	11-Oct-25
8 HEATHER AVENUE THOMASTOWN VIC 3074	\$720,000	04-Dec-24
15 BANKSIA AVENUE THOMASTOWN VIC 3074	\$750,000	09-Dec-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: 02 February 2026

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**9 DERWENT COURT
THOMASTOWN VIC 3074**

3 1 -

Sold Price **\$751,000** Sold Date **11-Oct-25**

Distance **0.38km**



**8 HEATHER AVENUE
THOMASTOWN VIC 3074**

3 1 1

Sold Price **\$720,000** Sold Date **04-Dec-24**

Distance **1.24km**



**15 BANKSIA AVENUE
THOMASTOWN VIC 3074**

3 1 2

Sold Price **\$750,000** Sold Date **09-Dec-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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