

## 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

44 TALBOT AVENUE THOMASTOWN VIC 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,375

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

136 DALTON ROAD THOMASTOWN VIC 3074	\$699,000	01-Nov-25
28 MICHAEL STREET LALOR VIC 3075	\$736,000	29-Nov-25
2 GRIFFIN COURT LALOR VIC 3075	\$713,000	05-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: 12 February 2026

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**136 DALTON ROAD THOMASTOWN VIC 3074**

3 1 6

Sold Price **\$699,000** Sold Date **01-Nov-25**

Distance **0.4km**



**28 MICHAEL STREET LALOR VIC 3075**

3 1 3

Sold Price <sup>RS</sup> **\$736,000** Sold Date **29-Nov-25**

Distance **1.13km**



**2 GRIFFIN COURT LALOR VIC 3075**

3 1 1

Sold Price **\$713,000** Sold Date **05-Dec-25**

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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