

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

24 Simpson Street, Thomastown Vic 3074

Indicative selling price

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

Single price \$759,000

Median sale price

Median price \$789,000

Property Type House

Suburb Thomastown

Period - From 26/03/2025

to 25/03/2026

Source Property Data

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	23 Arndell St THOMASTOWN 3074	\$770,000	26/03/2026
2	70 Spring St THOMASTOWN 3074	\$758,000	07/02/2026
3	10 Simpson St THOMASTOWN 3074	\$763,500	31/01/2026

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:

26/03/2026 12:24



3 2 2

Property Type: House
Land Size: 572 sqm approx
 Agent Comments

Indicative Selling Price
 \$759,000
Median House Price
 26/03/2025 - 25/03/2026: \$789,000

Comparable Properties



23 Arndell St THOMASTOWN 3074 (REI)

Agent Comments

3 1 4

Price: \$770,000
Method: Private Sale
Date: 26/03/2026
Property Type: House
Land Size: 641 sqm approx



70 Spring St THOMASTOWN 3074 (REI)

Agent Comments

3 1 5

Price: \$758,000
Method: Auction Sale
Date: 07/02/2026
Property Type: House (Res)
Land Size: 534 sqm approx



10 Simpson St THOMASTOWN 3074 (REI)

Agent Comments

3 1 2

Price: \$763,500
Method: Auction Sale
Date: 31/01/2026
Property Type: House (Res)
Land Size: 537 sqm approx

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