

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

2/96 Heyington Avenue, Thomastown Vic 3074
--

Indicative selling price

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

Range between

\$680,000

 &

\$748,000

Median sale price

Median price

\$585,000

 Property Type

Unit

 Suburb

Thomastown

Period - From

01/10/2025

 to

31/12/2025

 Source

REIV

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	5/20 Norris Cr BUNDOORA 3083	\$745,000	13/03/2026
2	1/16 Clarke St THOMASTOWN 3074	\$680,500	07/11/2025
3	1/13 Lantana Av THOMASTOWN 3074	\$691,000	23/10/2025

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:

01/04/2026 01:50



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Property Type: Unit

Land Size: 206 sqm approx

Agent Comments

Comparable Properties



5/20 Norris Cr BUNDOORA 3083 (REI)

Agent Comments

🛏️ 3 🚗 1 🚗 2

Price: \$745,000

Method: Private Sale

Date: 13/03/2026

Property Type: Unit



1/16 Clarke St THOMASTOWN 3074 (REI/VG)

Agent Comments

🛏️ 3 🚗 1 🚗 1

Price: \$680,500

Method: Sold Before Auction

Date: 07/11/2025

Property Type: Unit

Land Size: 253 sqm approx



1/13 Lantana Av THOMASTOWN 3074 (REI/VG)

Agent Comments

🛏️ 3 🚗 1 🚗 2

Price: \$691,000

Method: Sold Before Auction

Date: 23/10/2025

Property Type: House (Res)

Land Size: 267 sqm approx