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	36 Nottingham Crescent, Thomastown Vic 3074

Indicative selling price

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

Single price: $750,000

Median sale price

Median price: $815,000 | Property Type: House | 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	2/5 Plane St THOMASTOWN 3074	$730,000	29/01/2026
2	3/69 Cedar St THOMASTOWN 3074	$723,000	23/01/2026
3	22 Nottingham Cr THOMASTOWN 3074	$721,000	29/10/2025

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 09:38

36 Nottingham Crescent, Thomastown Vic 3074

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Indicative Selling Price
$750,000
Median House Price
December quarter 2025: $815,000



3 2 3

Property Type: Townhouse (Single)

Agent Comments

Comparable Properties

2/5 Plane St THOMASTOWN 3074 (VG)

3 - -

Price: $730,000
Method: Sale
Date: 29/01/2026
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/69 Cedar St THOMASTOWN 3074 (REI/VG)

3 2 2

Price: $723,000
Method: Private Sale
Date: 23/01/2026
Property Type: Townhouse (Single)

Agent Comments



22 Nottingham Cr THOMASTOWN 3074 (REI/VG)

3 2 4

Price: $721,000
Method: Private Sale
Date: 29/10/2025
Property Type: Townhouse (Single)
Land Size: 222 sqm approx

Agent Comments

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