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	64 Breakwater Road, Thomson VIC 3219

Indicative selling price

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

Range between $720,000 & $750,000

Median sale price

Median price $600,000 Property Type House Suburb Thomson

Period - From 28/12/2025 to 28/06/2026 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 six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
3 Bendle Street East Geelong VIC 3219	$705,000	18/03/2026
20 Tanner Street Breakwater VIC 3219	$700,000	27/04/2026
25 Olney Avenue Thomson VIC 3219	$665,000	09/04/2026

This Statement of Information was prepared on: 29/06/2026