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	1/13 Clarke Street, Thomastown Vic 3074

Indicative selling price

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

Range between $650,000 & $695,000

Median sale price

Median price $767,500 Property Type House Suburb Thomastown

Period - From 01/04/2026 to 30/06/2026 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	94 Dalton Rd THOMASTOWN 3074	$667,000	04/07/2026
2	7 Robert St LALOR 3075	$665,000	27/06/2026
3	40 Chappell St THOMASTOWN 3074	$691,000	09/05/2026

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: 19/08/2026 10:57

1/13 Clarke Street, Thomastown Vic 3074

JellisCraig

Colin Abbas
03 9403 9300
0414 659 635
colinabbas@jelliscraig.com.au



3 1 3

Rooms: 5
Property Type: Unit
Land Size: 543 sqm approx

Agent Comments

Indicative Selling Price
$650,000 - $695,000
Median House Price
June quarter 2026: $767,500

Comparable Properties



94 Dalton Rd THOMASTOWN 3074 (REI/VG)

3 1 2

Price: $667,000
Method: Auction Sale
Date: 04/07/2026
Property Type: House (Res)
Land Size: 561 sqm approx

Agent Comments



7 Robert St LALOR 3075 (REI)

3 1 1

Price: $665,000
Method: Auction Sale
Date: 27/06/2026
Property Type: House (Res)

Agent Comments



40 Chappell St THOMASTOWN 3074 (REI/VG)

3 2 3

Price: $691,000
Method: Auction Sale
Date: 09/05/2026
Property Type: House (Res)
Land Size: 358 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

REIV THE DIFFERENCE

propertydata .com.au

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