Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	5 Winstanley Road, Thomson VIC 3219

Indicative selling price

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

Range between $540,000 & $594,000

Median sale price

Median price $512,500 Property Type House Suburb Thomson

Period - From 21/09/2024 to 20/03/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
6 Kahle Court Thomson VIC 3219	$580,000	10/02/2025
31 Olney Avenue Thomson VIC 3219	$500,000	01/11/2024
23 Olney Avenue Thomson VIC 3219	$540,000	05/10/2024

This Statement of Information was prepared on: 21/03/2025