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	24 Robinvale Avenue, Thomastown Vic 3074

Indicative selling price

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

Range between $720,000 & $770,000

Median sale price

Median price $702,000 Property Type House Suburb Thomastown

Period - From 01/10/2024 to 31/12/2024 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	41 Victoria Dr THOMASTOWN 3074	$720,000	19/02/2025
2	3 Kerang Pl THOMASTOWN 3074	$750,000	07/10/2024
3	43 Benaroon Dr LALOR 3075	$780,000	01/02/2025

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: 19/03/2025 12:23

24 Robinvale Avenue, Thomastown Vic 3074

John Karr
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Indicative Selling Price
$720,000 - $770,000
Median House Price
December quarter 2024: $702,000



4 2 2

Rooms: 10
Property Type: House (Res)
Land Size: 596 sqm approx

Agent Comments

Comparable Properties



41 Victoria Dr THOMASTOWN 3074 (REI)

3 1 4

Price: $720,000
Method: Sold Before Auction
Date: 19/02/2025
Property Type: House (Res)

Agent Comments



3 Kerang Pl THOMASTOWN 3074 (REI/VG)

4 2 2

Price: $750,000
Method: Private Sale
Date: 07/10/2024
Property Type: House
Land Size: 535 sqm approx

Agent Comments



43 Benaroon Dr LALOR 3075 (REI)

4 2 4

Price: $780,000
Method: Auction Sale
Date: 01/02/2025
Property Type: House
Land Size: 586 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9403 9300

REIV THE DIFFERENCE | propertydata.com.au

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