

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

168 Dalton Road, Thomastown Vic 3074

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$770,000 Property Type House Suburb Thomastown

Period - From 29/09/2025 to 28/09/2026 Source Property Data

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	1 Kirwan Av LALOR 3075	\$680,000	22/08/2026
2	17 Childs Rd LALOR 3075	\$663,000	25/07/2026
3	94 Dalton Rd THOMASTOWN 3074	\$667,000	04/07/2026

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:

29/09/2026 15:26

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Indicative Selling Price

\$650,000 - \$690,000

Median House Price

29/09/2025 - 28/09/2026: \$770,000

 3  1  2

Property Type: House

Land Size: 535 sqm approx

Agent Comments

Comparable Properties



1 Kirwan Av LALOR 3075 (REI)

Agent Comments

 3  1  5

Price: \$680,000

Method: Auction Sale

Date: 22/08/2026

Property Type: House (Res)

Land Size: 539 sqm approx



17 Childs Rd LALOR 3075 (REI)

Agent Comments

 3  1  1

Price: \$663,000

Method: Auction Sale

Date: 25/07/2026

Property Type: House (Res)



94 Dalton Rd THOMASTOWN 3074 (REI)

Agent Comments

 3  1  2

Price: \$667,000

Method: Auction Sale

Date: 04/07/2026

Property Type: House (Res)