

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

35 OXFORD DRIVE THOMASTOWN VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Thomastown

Period-from

01 Aug 2025

to

31 Jul 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 6 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

28 SILKY OAK DRIVE BUNDOORA VIC 3083	\$1,050,000	09-May-26
9 WYDELL CLOSE BUNDOORA VIC 3083	\$1,000,000	07-Jul-26
7 BRAMBLE CRESCENT BUNDOORA VIC 3083	\$1,020,000	23-May-26

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 6 months.~~

This Statement of Information was prepared on: 25 August 2026



**28 SILKY OAK DRIVE BUNDOORA
VIC 3083**

 4  2  2

Sold Price

^{RS} **\$1,050,000** Sold Date **09-May-26**

Distance **1.49km**



**9 WYDELL CLOSE BUNDOORA VIC
3083**

 4  2  2

Sold Price

^{RS} **\$1,000,000** Sold Date **07-Jul-26**

Distance **1.95km**



**7 BRAMBLE CRESCENT
BUNDOORA VIC 3083**

 4  2  2

Sold Price

\$1,020,000 Sold Date **23-May-26**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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