

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

8/8 SYMON CRESCENT 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

\$420,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

Other

Suburb

Thomastown

Period-from

01 Sep 2025

to

31 Aug 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

4/51 SPRING STREET THOMASTOWN VIC 3074	\$470,000	11-Apr-26
3/32 SPRING STREET THOMASTOWN VIC 3074	\$495,000	08-Jul-26
7/6 MARCIA STREET THOMASTOWN VIC 3074	\$470,000	13-Jun-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: 14 September 2026



**4/51 SPRING STREET
THOMASTOWN VIC 3074**

 1  1  1

Sold Price **\$470,000** Sold Date **11-Apr-26**

Distance **0.33km**



**3/32 SPRING STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$495,000** Sold Date **08-Jul-26**

Distance **0.35km**



**7/6 MARCIA STREET
THOMASTOWN VIC 3074**

 1  1  1

Sold Price ^{RS} **\$470,000** Sold Date **13-Jun-26**

Distance **0.91km**

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

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