

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 LILYDALE COURT 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

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$785,000

Property type

House

Suburb

Thomastown

Period-from

01 Jul 2025

to

30 Jun 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

2 GLEBE PLACE THOMASTOWN VIC 3074	\$710,000	16-May-26
243 MAHONEYS ROAD RESERVOIR VIC 3073	\$735,000	16-May-26
5 COLLINS STREET THOMASTOWN VIC 3074	\$735,000	20-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: 23 July 2026

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2 GLEBE PLACE THOMASTOWN VIC 3074 Sold Price **\$710,000** Sold Date **16-May-26**
Distance **1.61km**

4 1 4



243 MAHONEYS ROAD RESERVOIR VIC 3073 Sold Price **\$735,000** Sold Date **16-May-26**
Distance **1.81km**

4 1 4



5 COLLINS STREET THOMASTOWN VIC 3074 Sold Price Sold Date **20-Jun-26**
Distance **1.35km**

4 2 1

RS = Recent sale UN = Undisclosed Sale

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