

# 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 Neerim Street, Thomastown Vic 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$780,000

&

\$830,000

### Median sale price

Median price

\$805,000

Property Type

House

Suburb

Thomastown

Period - From

01/01/2026

to

31/03/2026

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 | 7 Lindley Ct THOMASTOWN 3074    | \$801,000 | 02/05/2026   |
| 2 | 144 Edgars Rd THOMASTOWN 3074   | \$808,000 | 09/05/2026   |
| 3 | 33 Melaleuca Dr THOMASTOWN 3074 | \$820,000 | 14/03/2026   |

**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:

11/06/2026 20:05



**Property Type:** House

**Land Size:** 531 sqm approx

**Agent Comments**

## Comparable Properties



**7 Lindley Ct THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$801,000

**Method:** Auction Sale

**Date:** 02/05/2026

**Property Type:** House (Res)

**Land Size:** 556 sqm approx



**144 Edgars Rd THOMASTOWN 3074 (REI)**

**Agent Comments**



**Price:** \$808,000

**Method:** Auction Sale

**Date:** 09/05/2026

**Property Type:** House (Res)

**Land Size:** 577 sqm approx



**33 Melaleuca Dr THOMASTOWN 3074 (REI/VG)**

**Agent Comments**



**Price:** \$820,000

**Method:** Auction Sale

**Date:** 14/03/2026

**Property Type:** House (Res)

**Land Size:** 538 sqm approx