

## 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

2/26 LARCH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$605,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2025

to

31 Mar 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

1/41 DAREBIN DRIVE THOMASTOWN VIC 3074	\$551,000	28-Mar-26
2/23 CHERRY COURT LALOR VIC 3075	\$590,000	02-Feb-26
1/27 TRAVERS STREET THOMASTOWN VIC 3074	\$572,000	25-Mar-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: 13 April 2026

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**1/41 DAREBIN DRIVE  
THOMASTOWN VIC 3074**

3 1 1

Sold Price

<sup>RS</sup>

**\$551,000**

Sold Date

**28-Mar-26**

Distance

**1.19km**



**2/23 CHERRY COURT LALOR VIC  
3075**

2 1 1

Sold Price

**\$590,000**

Sold Date

**02-Feb-26**

Distance

**1.24km**



**1/27 TRAVERS STREET  
THOMASTOWN VIC 3074**

2 1 1

Sold Price

<sup>RS</sup>

**\$572,000**

Sold Date

**25-Mar-26**

Distance

**0.94km**

RS = Recent sale

UN = Undisclosed Sale

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