

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 5 LANSELL COURT, Thomastown, VIC 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$740,000 & \$790,000

Median sale price

Median price \$797,500 Property Type House Suburb Thomastown (3074)

Period - From 06/12/2025 to 06/03/2026 Source ignite

Comparable property sales

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
111 SPRING STREET, THOMASTOWN VIC 3074	\$772,000	23/02/2026
96 DALTON ROAD, THOMASTOWN VIC 3074	\$784,000	08/01/2026
150 THE BOULEVARD, THOMASTOWN VIC 3074	\$76,000	04/10/2025

This Statement of Information was prepared on: 06/03/2026