

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/69 CEDAR STREET, THOMASTOWN, VIC  4  2  1

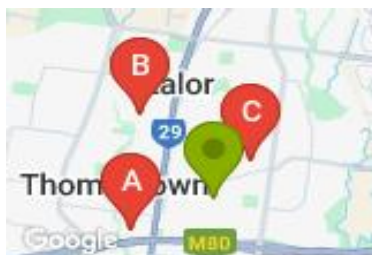
Indicative Selling Price

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

Price Range: \$670,000 to \$737,000

Provided by: Michael Cananzi, Harcourts Rata & Co

MEDIAN SALE PRICE



THOMASTOWN, VIC, 3074

Suburb Median Sale Price (House)

\$720,000

01 April 2024 to 31 March 2025

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2/3 EDWARDS ST, THOMASTOWN, VIC 3074  3  2  2

Sale Price

\$675,000

Sale Date: 09/01/2025

Distance from Property: 1.2km



1/48 RICHARDS ST, LALOR, VIC 3075  3  2  1

Sale Price

***\$695,500**

Sale Date: 10/05/2025

Distance from Property: 1.6km



1/108 MESSMATE ST, LALOR, VIC 3075  3  2  2

Sale Price

****\$701,000**

Sale Date: 31/05/2025

Distance from Property: 728m



This report has been compiled on 16/06/2025 by Harcourts Rata & Co. Property Data Solutions Pty Ltd 2025 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

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It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

1/69 CEDAR STREET, THOMASTOWN, VIC 3074

Indicative selling price

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

Price Range:

\$670,000 to \$737,000

Median sale price

Median price

\$720,000

Property type

Unit

Suburb

THOMASTOWN

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2/3 EDWARDS ST, THOMASTOWN, VIC 3074	\$675,000	09/01/2025
1/48 RICHARDS ST, LALOR, VIC 3075	*\$695,500	10/05/2025
1/108 MESSMATE ST, LALOR, VIC 3075	**\$701,000	31/05/2025

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16/06/2025

STATEMENT OF INFORMATION

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2/69 CEDAR STREET, THOMASTOWN, VIC  2  2  1

Indicative Selling Price

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

Price Range: \$520,000 to \$572,000

Provided by: Michael Cananzi, Harcourts Rata & Co

MEDIAN SALE PRICE



THOMASTOWN, VIC, 3074

Suburb Median Sale Price (House)

\$720,000

01 April 2024 to 31 March 2025

Provided by:  pricefinder

COMPARABLE PROPERTIES

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2/35 ARNDELL ST, THOMASTOWN, VIC 3074  2  2  1

Sale Price

***\$567,000**

Sale Date: 28/05/2025

Distance from Property: 1.2km



2/7 POPLAR ST, THOMASTOWN, VIC 3074  2  1  1

Sale Price

\$561,000

Sale Date: 05/04/2025

Distance from Property: 284m



1/11 CENTRAL AVE, THOMASTOWN, VIC 3074  2  1  1

Sale Price

\$510,000

Sale Date: 29/03/2025

Distance from Property: 859m



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Including suburb and
postcode

2/69 CEDAR STREET, THOMASTOWN, VIC 3074

Indicative selling price

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

Price Range:

\$520,000 to \$572,000

Median sale price

Median price

\$720,000

Property type

Unit

Suburb

THOMASTOWN

Period

01 April 2024 to 31 March 2025

Source



Comparable property sales

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Address of comparable property	Price	Date of sale
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2/7 POPLAR ST, THOMASTOWN, VIC 3074	\$561,000	05/04/2025
1/11 CENTRAL AVE, THOMASTOWN, VIC 3074	\$510,000	29/03/2025

This Statement of Information was prepared on: 13/06/2025

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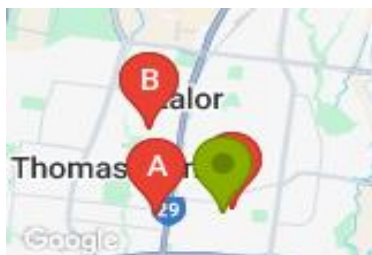
Indicative Selling Price

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

Price Range: **\$620,000 to \$682,000**

Provided by: Michael Cananzi, Harcourts Rata & Co

MEDIAN SALE PRICE



THOMASTOWN, VIC, 3074

Suburb Median Sale Price (House)

\$720,000

01 April 2024 to 31 March 2025

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COMPARABLE PROPERTIES

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1C STEWART ST, THOMASTOWN, VIC 3074  3  1  1

Sale Price

\$600,000

Sale Date: 04/04/2025

Distance from Property: 870m



1/48 RICHARDS ST, LALOR, VIC 3075  3  2  1

Sale Price

***\$695,500**

Sale Date: 10/05/2025

Distance from Property: 1.6km



3/76 CEDAR ST, THOMASTOWN, VIC 3074  3  2  2

Sale Price

****\$642,500**

Sale Date: 24/05/2025

Distance from Property: 120m



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\$620,000 to \$682,000

Median sale price

Median price

\$720,000

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Unit

Suburb

THOMASTOWN

Period

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Source



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Address of comparable property

Price

Date of sale

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1/48 RICHARDS ST, LALOR, VIC 3075	*\$695,500	10/05/2025
3/76 CEDAR ST, THOMASTOWN, VIC 3074	**\$642,500	24/05/2025

This Statement of Information was prepared on:

13/06/2025