

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 LANTANA AVENUE 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 \$800,000 & \$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	<input type="text"/> \$760,000	Property type	<input type="text"/> House	Suburb	<input type="text"/> Thomastown
Period-from	<input type="text"/> 01 Jan 2025	to	<input type="text"/> 31 Dec 2025	Source	<input type="text"/> 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
29 TILBURY STREET THOMASTOWN VIC 3074	\$815,000	25-Oct-25
21 QUEENSLIFF ROAD THOMASTOWN VIC 3074	\$830,000	06-Sep-25
5 EDWARDS STREET THOMASTOWN VIC 3074	\$861,000	06-Dec-25

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: 28 January 2026



29 TILBURY STREET
THOMASTOWN VIC 3074

 3  1  2

Sold Price \$815,000 Sold Date 25-Oct-25

Distance 0.96km



21 QUEENSCLIFF ROAD
THOMASTOWN VIC 3074

 3  1  2

Sold Price \$830,000 Sold Date 06-Sep-25

Distance 1.08km



5 EDWARDS STREET
THOMASTOWN VIC 3074

 3  1  2

Sold Price ^{RS} \$861,000 Sold Date 06-Dec-25

Distance 0.41km

RS = Recent sale

UN = Undisclosed Sale

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