

## 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

6 CLEVELAND 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

\$680,000

&

\$748,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,375

Property type

House

Suburb

Thomastown

Period-from

01 Feb 2025

to

31 Jan 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

|                                  |           |           |
|----------------------------------|-----------|-----------|
| 63 MCKIMMIES ROAD LALOR VIC 3075 | \$730,000 | 14-Feb-26 |
| 21 MENZIES PARADE LALOR VIC 3075 | \$715,000 | 06-Sep-25 |
| 29 VASEY AVENUE LALOR VIC 3075   | \$760,000 | 07-Oct-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: 26 February 2026



**63 MCKIMMIES ROAD LALOR VIC 3075**

 4  1  1

Sold Price

<sup>RS</sup>

**\$730,000**

Sold Date

**14-Feb-26**

Distance

**0.62km**



**21 MENZIES PARADE LALOR VIC 3075**

 4  1  2

Sold Price

**\$715,000**

Sold Date

**06-Sep-25**

Distance

**0.72km**



**29 VASEY AVENUE LALOR VIC 3075**

 3  2  1

Sold Price

**\$760,000**

Sold Date

**07-Oct-25**

Distance

**1.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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