

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

6/17 FRENCH STREET 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Mar 2025

to

28 Feb 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

2/20 ALEXANDER AVENUE THOMASTOWN VIC 3074	\$418,000	15-Nov-25
4/19 CENTRAL AVENUE THOMASTOWN VIC 3074	\$441,000	15-Feb-25
2/30 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$460,000	18-Feb-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: 03 March 2026



**2/20 ALEXANDER AVENUE
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$418,000** Sold Date **15-Nov-25**

Distance **0.42km**



**4/19 CENTRAL AVENUE
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$441,000** Sold Date **15-Feb-25**

Distance **0.58km**



**2/30 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

 2  1  1

Sold Price ^{RS} **\$460,000** Sold Date **18-Feb-26**

Distance **0.61km**

RS = Recent sale **UN** = Undisclosed Sale

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