

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$395,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2025

to

31 Mar 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
3/53 SPRING STREET THOMASTOWN VIC 3074	\$386,000	28-Feb-26
14/421 HIGH STREET LALOR VIC 3075	\$411,500	22-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 April 2026



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

 2  1  1

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

Distance **0.42km**



**3/53 SPRING STREET  
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$386,000** Sold Date **28-Feb-26**

Distance **1.18km**



**14/421 HIGH STREET LALOR VIC  
3075**

 2  1  1

Sold Price **\$411,500** Sold Date **22-Dec-25**

Distance **1.19km**

RS = Recent sale      UN = Undisclosed Sale

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