

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

1/6 WARATAH 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2025

to

30 Apr 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

1/68 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$672,500	28-Mar-26
3/108 MESSMATE STREET LALOR VIC 3075	\$637,500	31-Jul-25
54B WILLIAM STREET LALOR VIC 3075	\$687,000	08-Nov-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: 22 May 2026

**1/68 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

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Sold Price **\$672,500** Sold Date **28-Mar-26**Distance **0.43km****3/108 MESSMATE STREET LALOR
VIC 3075**

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Sold Price **\$637,500** Sold Date **31-Jul-25**Distance **0.56km****54B WILLIAM STREET LALOR VIC
3075**

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Sold Price **\$687,000** Sold Date **08-Nov-25**Distance **0.67km**

RS = Recent sale

UN = Undisclosed Sale

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