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	1/10 WATTLE 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	$570,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$570,000	Property type	Unit	Suburb	Thomastown
Period-from	01 Jul 2025	to	30 Jun 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
2/14 FREDERICK STREET THOMASTOWN VIC 3074	$612,000	11-Apr-26
1/7 BOSTON ROAD LALOR VIC 3075	$570,000	12-Feb-26
1/30 POPLAR STREET THOMASTOWN VIC 3074	$581,000	23-Apr-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: 09 July 2026

Harcourts Rata & Co.

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2/14 FREDERICK STREET THOMASTOWN VIC 3074

3 1 1

Sold Price RS $612,000 Sold Date 11-Apr-26

Distance 0.76km



1/7 BOSTON ROAD LALOR VIC 3075

3 1 1

Sold Price $570,000 Sold Date 12-Feb-26

Distance 1.01km



1/30 POPLAR STREET THOMASTOWN VIC 3074

2 2 1

Sold Price $581,000 Sold Date 23-Apr-26

Distance 0.1km

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

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