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	7/6 MARCIA 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	$365,000	&	$399,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$550,000	Property type	Unit	Suburb	Thomastown
Period-from	01 Jun 2025	to	31 May 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
6/307 HIGH STREET THOMASTOWN VIC 3074	$346,500	23-Dec-25
6/17 FRENCH STREET THOMASTOWN VIC 3074	$380,000	28-May-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 June 2026

Harcourts Rata & Co.

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6/307 HIGH STREET THOMASTOWN VIC 3074

1 1 1

Sold Price **$346,500** Sold Date **23-Dec-25**

Distance **0.77km**



6/17 FRENCH STREET THOMASTOWN VIC 3074

2 1 1

Sold Price RS **$380,000** UN Sold Date **28-May-26**

Distance **0.61km**

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

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