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 Chesney Court, Thomastown Vic 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $620,000 & $649,000

Median sale price

Median price $702,000 Property Type House Suburb Thomastown

Period - From 01/10/2024 to 31/12/2024 Source REIV

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 six 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	9 Lindley Ct THOMASTOWN 3074	$660,000	27/01/2025
2	22 Talbot Av THOMASTOWN 3074	$685,000	21/01/2025
3	24 Juniper Cr THOMASTOWN 3074	$654,000	17/12/2024

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 six months.~~

This Statement of Information was prepared on: 11/02/2025 17:50

6 Chesney Court, Thomastown Vic 3074

Brian Te
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3 1 2

Property Type: House (Res)
Land Size: 562 sqm approx

Agent Comments

Indicative Selling Price
$620,000 - $649,000
Median House Price
December quarter 2024: $702,000

Comparable Properties



9 Lindley Ct THOMASTOWN 3074 (REI)

3 1 4

Price: $660,000
Method: Private Sale
Date: 27/01/2025
Property Type: House
Land Size: 542 sqm approx

Agent Comments



22 Talbot Av THOMASTOWN 3074 (REI)

3 1 4

Price: $685,000
Method: Sold Before Auction
Date: 21/01/2025
Property Type: House (Res)
Land Size: 551 sqm approx

Agent Comments



24 Juniper Cr THOMASTOWN 3074 (REI/VG)

3 1 2

Price: $654,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 638 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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