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 Howe Court, Thomastown Vic 3074

Indicative selling price

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

Range between $680,000 & $720,000

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	27 Tilbury St THOMASTOWN 3074	$720,000	28/02/2025
2	8 Heather Av THOMASTOWN 3074	$720,000	17/12/2024
3	12 Heather Av THOMASTOWN 3074	$711,000	16/11/2024

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: 02/04/2025 12:31

6 Howe Court, Thomastown Vic 3074

Walter Orlandi
03 9070 5095
0400 580 601
walterorlandi@jelliscraig.com.au



3 1 2

Rooms: 2
Property Type: House
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $720,000
Median House Price
December quarter 2024: $702,000

Comparable Properties



27 Tilbury St THOMASTOWN 3074 (REI)

3 1 4

Price: $720,000
Method: Private Sale
Date: 28/02/2025
Property Type: House
Land Size: 530 sqm approx

Agent Comments



8 Heather Av THOMASTOWN 3074 (REI/VG)

3 1 1

Price: $720,000
Method: Private Sale
Date: 17/12/2024
Property Type: House
Land Size: 650 sqm approx

Agent Comments



12 Heather Av THOMASTOWN 3074 (REI/VG)

3 1 2

Price: $711,000
Method: Auction Sale
Date: 16/11/2024
Property Type: House (Res)
Land Size: 534 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9070 5095

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