

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

23 Thomas Street, Thomastown Vic 3074

Indicative selling price

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

Range between \$725,000 & \$775,000

Median sale price

Median price \$614,000 Property Type Vacant land Suburb Thomastown

Period - From 09/04/2025 to 08/04/2026 Source Property Data

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		
2		
3		

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.~~

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Julian Pegoraro

03 93875 888

0481 304 960

JulianPegoraro@jellisrcraig.com.au

Indicative Selling Price

\$725,000 - \$775,000

Median Land Price

09/04/2025 - 08/04/2026: \$614,000



Property Type: Land

Land Size: 601 sqm approx

Agent Comments

House has been demolished and has plans.

Comparable Properties

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.

Account - Jellis Craig | P: 03 9387 5888



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