

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

2/6 CENTRAL AVENUE 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

\$350,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Apr 2025

to

31 Mar 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

3/86 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$370,000	06-Dec-25
6/307 HIGH STREET THOMASTOWN VIC 3074	\$346,500	23-Dec-25
6/184 STATION STREET THOMASTOWN VIC 3074	\$370,000	22-Nov-25

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: 20 April 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



**3/86 HEYINGTON AVENUE
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$370,000** Sold Date **06-Dec-25**

Distance **1.16km**



**6/307 HIGH STREET
THOMASTOWN VIC 3074**

1 1 1

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

Distance **0.16km**



**6/184 STATION STREET
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$370,000** Sold Date **22-Nov-25**

Distance **0.27km**

RS = Recent sale

UN = Undisclosed Sale

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