

## 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

1/22 MIDHOLM COURT THOMASTOWN VIC 3074

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$560,000

&

\$595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$491,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

2/9 FRENCH STREET THOMASTOWN VIC 3074	\$600,000	21-Dec-24
2A VASEY AVENUE LALOR VIC 3075	\$556,000	23-Dec-24
1/107 MESSMATE STREET LALOR VIC 3075	\$546,000	15-Feb-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: 05 March 2025



**2/9 FRENCH STREET  
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$600,000** Sold Date **21-Dec-24**

Distance **1.03km**

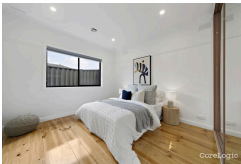


**2A VASEY AVENUE LALOR VIC  
3075**

 3  1  2

Sold Price <sup>RS</sup> **\$556,000** <sup>UN</sup> Sold Date **23-Dec-24**

Distance **1.42km**



**1/107 MESSMATE STREET LALOR  
VIC 3075**

 3  1  1

Sold Price <sup>RS</sup> **\$546,000** Sold Date **15-Feb-25**

Distance **1.58km**

RS = Recent sale      UN = Undisclosed Sale

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