

## 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 CHANTAL CLOSE 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

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$783,000

Property type

House

Suburb

Thomastown

Period-from

01 Jun 2025

to

31 May 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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 23 PATRONA STREET THOMASTOWN VIC 3074 | \$901,500 | 28-Mar-26 |
| 3 BRIGETTE COURT LALOR VIC 3075       | \$885,000 | 21-Mar-26 |
| 5 TAHARA COURT THOMASTOWN VIC 3074    | \$932,000 | 21-Mar-26 |

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: 15 June 2026

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## 23 PATRONA STREET THOMASTOWN VIC 3074

4 2 -

Sold Price

RS

**\$901,500**

Sold Date

**28-Mar-26**

Distance

**1.71km**



## 3 BRIGETTE COURT LALOR VIC 3075

4 1 2

Sold Price

RS

**\$885,000**

Sold Date

**21-Mar-26**

Distance

**1.7km**



## 5 TAHARA COURT THOMASTOWN VIC 3074

4 1 1

Sold Price

**\$932,000**

Sold Date

**21-Mar-26**

Distance

**1.2km**

RS = Recent sale

UN = Undisclosed Sale

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