

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

3/8 EDNA STREET 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

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$606,250

Property type

Unit

Suburb

Thomastown

Period-from

01 Sep 2025

to

31 Aug 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

3/30 POPLAR STREET THOMASTOWN VIC 3074	\$445,000	10-Jul-26
2/22 CURRAJONG STREET THOMASTOWN VIC 3074	\$403,000	27-Jun-26
2/30 POPLAR STREET THOMASTOWN VIC 3074	\$445,000	23-Jul-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.~~

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**3/30 POPLAR STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$445,000** Sold Date **10-Jul-26**

Distance **0.65km**



**2/22 CURRAJONG STREET
THOMASTOWN VIC 3074**

 2  1  -

Sold Price **\$403,000** Sold Date **27-Jun-26**

Distance **0.72km**



**2/30 POPLAR STREET
THOMASTOWN VIC 3074**

 2  1  1

Sold Price **\$445,000** Sold Date **23-Jul-26**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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