

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

3/86 HEYINGTON 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

or range
between

\$360,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$517,500

Property type

Unit

Suburb

Thomastown

Period-from

01 Nov 2024

to

31 Oct 2025

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

2/109 DALTON ROAD THOMASTOWN VIC 3074	\$390,000	15-May-25
11/131 HIGH STREET THOMASTOWN VIC 3074	\$367,000	05-Jul-25
6/327 HIGH STREET THOMASTOWN VIC 3074	\$385,500	11-Jul-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: 06 November 2025


**2/109 DALTON ROAD
THOMASTOWN VIC 3074**

 2
  1
  1

Sold Price

\$390,000

Sold Date

15-May-25

Distance

0.58km

**11/131 HIGH STREET THOMASTOWN
VIC 3074**

 2
  1
  1

Sold Price

\$367,000

Sold Date

05-Jul-25

Distance

1.03km

**6/327 HIGH STREET
THOMASTOWN VIC 3074**

 2
  1
  1

Sold Price

\$385,500

Sold Date

11-Jul-25

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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