

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

4 WODONGA CRESCENT THOMASTOWN VIC 3074

Address
Including suburb and postcode

Indicative selling price

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

or range
Single
between

Price &

\$680,000

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$714,900

Property type

House

Suburb

Thomastown

Period-from

23 Oct 2024

to

23 Apr 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

7 WODONGA CRESCENT THOMASTOWN VIC 3074

\$728,000

21-Mar-25

27 TILBURY STREET THOMASTOWN VIC 3074

\$720,000

28-Feb-25

22 GLADSTONE STREET THOMASTOWN VIC 3074

\$697,500

14-Sep-24

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: 23 April 2025



**7 WODONGA CRESCENT
THOMASTOWN VIC 3074**

3 1 2

Sold Price

^{RS} **\$728,000** Sold Date **21-Mar-25**

Distance **0.05km**



**27 TILBURY STREET
THOMASTOWN VIC 3074**

3 1 4

Sold Price

\$720,000 Sold Date **28-Feb-25**

Distance **0.7km**



**22 GLADSTONE STREET
THOMASTOWN VIC 3074**

3 1 -

Sold Price

\$697,500 Sold Date **14-Sep-24**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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