

## 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

43 MOUNT VIEW ROAD 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

\$740,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Thomastown

Period-from

01 Sep 2024

to

31 Aug 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

4 LOIS COURT THOMASTOWN VIC 3074	\$787,000	22-Mar-25
29 TRAMOO STREET LALOR VIC 3075	\$775,000	21-Aug-25
5 MICHELLE CLOSE THOMASTOWN VIC 3074	\$758,000	29-Mar-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: 04 September 2025



**4 LOIS COURT THOMASTOWN VIC 3074**

Sold Price

**\$787,000**

Sold Date

**22-Mar-25**

 3

 1

 2

Distance

**0.51km**



**29 TRAMOO STREET LALOR VIC 3075**

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date

**21-Aug-25**

 3

 1

 2

Distance

**0.57km**



**5 MICHELLE CLOSE THOMASTOWN VIC 3074**

Sold Price

**\$758,000**

Sold Date

**29-Mar-25**

 3

 1

 2

Distance

**1.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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