

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

6/56 WARATAH 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

\$540,000

&

\$593,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$512,500

Property type

Unit

Suburb

Thomastown

Period-from

01 Aug 2024

to

31 Jul 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

1/3-5 NEWTON STREET THOMASTOWN VIC 3074	\$550,000	02-Mar-25
2/9 MARJORY STREET THOMASTOWN VIC 3074	\$584,000	13-May-25
1/5 NEWTON STREET THOMASTOWN VIC 3074	\$562,000	17-May-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: 07 August 2025



**1/3-5 NEWTON STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$550,000** Sold Date **02-Mar-25**

Distance **1.55km**



**2/9 MARJORY STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$584,000** Sold Date **13-May-25**

Distance **0.58km**



**1/5 NEWTON STREET
THOMASTOWN VIC 3074**

 3  1  1

Sold Price **\$562,000** Sold Date **17-May-25**

Distance **1.55km**

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

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