

## 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

2 GEOFFREY STREET 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

&

\$814,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$778,750

Property type

House

Suburb

Thomastown

Period-from

01 May 2025

to

30 Apr 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

6 CLEVELAND STREET THOMASTOWN VIC 3074	\$785,000	28-Mar-26
21 WATTLE STREET THOMASTOWN VIC 3074	\$728,000	14-Feb-26
7 ALMOND COURT THOMASTOWN VIC 3074	\$750,000	02-Apr-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.~~

This Statement of Information was prepared on: 11 May 2026

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**6 CLEVELAND STREET  
THOMASTOWN VIC 3074**

4 2 3

Sold Price

<sup>RS</sup> **\$785,000**

Sold Date **28-Mar-26**

Distance **1.5km**



**21 WATTLE STREET  
THOMASTOWN VIC 3074**

2 1 2

Sold Price

**\$728,000**

Sold Date **14-Feb-26**

Distance **1.11km**



**7 ALMOND COURT THOMASTOWN  
VIC 3074**

3 1 2

Sold Price

<sup>RS</sup> **\$750,000**

Sold Date **02-Apr-26**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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