

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 GLEBE PLACE 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$774,000

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

3 PLANE STREET THOMASTOWN VIC 3074	\$755,000	23-Dec-25
34 GLADSTONE STREET THOMASTOWN VIC 3074	\$710,000	14-Feb-26
84 CYPRUS STREET LALOR VIC 3075	\$730,000	06-Mar-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: 06 May 2026

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3 PLANE STREET THOMASTOWN VIC 3074

3 1 2

Sold Price

\$755,000

Sold Date **23-Dec-25**

Distance **1.59km**



34 GLADSTONE STREET THOMASTOWN VIC 3074

3 1 4

Sold Price

\$710,000

Sold Date **14-Feb-26**

Distance **0.83km**



84 CYPRUS STREET LALOR VIC 3075

4 2 2

Sold Price

^{RS} **\$730,000**

Sold Date **06-Mar-26**

Distance **1.77km**

RS = Recent sale

UN = Undisclosed Sale

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