

## 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

7/6 MARCIA 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

\$365,000

&

\$399,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$551,000

Property type

Unit

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

3/86 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$370,000	06-Dec-25
6/307 HIGH STREET THOMASTOWN VIC 3074	\$346,500	23-Dec-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 May 2026

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**3/86 HEYINGTON AVENUE  
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$370,000** Sold Date **06-Dec-25**

Distance **0.47km**



**6/307 HIGH STREET  
THOMASTOWN VIC 3074**

1 1 1

Sold Price **\$346,500** Sold Date **23-Dec-25**

Distance **0.77km**

RS = Recent sale

UN = Undisclosed Sale

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