

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

2/13 CEDAR 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

\$470,000

&

\$517,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Thomastown

Period-from

01 Mar 2025

to

28 Feb 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

4/32 WILLIAM STREET LALOR VIC 3075	\$507,000	04-Oct-25
2/1 LANSELL COURT THOMASTOWN VIC 3074	\$476,100	14-Nov-25
4/32 WILLIAM STREET LALOR VIC 3075	\$507,000	04-Oct-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 March 2026

Mario Tucci

M 0423241974

E mario.tucci@harcourts.com.au



4/32 WILLIAM STREET LALOR VIC 3075

Sold Price

^{RS} **\$507,000**

Sold Date **04-Oct-25**

2 1 1

Distance **0km**



2/1 LANSELL COURT THOMASTOWN VIC 3074

Sold Price

\$476,100

Sold Date **14-Nov-25**

2 1 1

Distance **0.67km**



4/32 WILLIAM STREET LALOR VIC 3075

Sold Price

\$507,000

Sold Date **04-Oct-25**

2 1 1

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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