

## 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

2/23 MIDHOLM COURT 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

\$410,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$541,750

Property type

Unit

Suburb

Thomastown

Period-from

01 Feb 2025

to

31 Jan 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

2/20 ALEXANDER AVENUE THOMASTOWN VIC 3074	\$418,000	15-Nov-25
2/1 LANSELL COURT THOMASTOWN VIC 3074	\$476,100	14-Nov-25
4/34 TRAMOO STREET LALOR VIC 3075	\$430,000	04-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: 05 February 2026

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**2/20 ALEXANDER AVENUE  
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$418,000** Sold Date **15-Nov-25**

Distance **1.06km**



**2/1 LANSELL COURT  
THOMASTOWN VIC 3074**

2 1 1

Sold Price **\$476,100** Sold Date **14-Nov-25**

Distance **1.73km**



**4/34 TRAMOO STREET LALOR VIC  
3075**

2 1 1

Sold Price **\$430,000** Sold Date **04-Dec-25**

Distance **0.47km**

RS = Recent sale

UN = Undisclosed Sale

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