

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

1/77-79 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

\$700,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Thomastown

Period-from

01 Jan 2025

to

31 Dec 2025

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

| | | |
|--|-----------|-----------|
| 3/12 CUTLER COURT LALOR VIC 3075 | \$750,000 | 04-Oct-25 |
| 3/4 BURTON STREET LALOR VIC 3075 | \$726,000 | 22-Oct-25 |
| 22 NOTTINGHAM CRESCENT THOMASTOWN VIC 3074 | \$721,000 | 15-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 January 2026

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3/12 CUTLER COURT LALOR VIC 3075

3 2 1

Sold Price

\$750,000

Sold Date **04-Oct-25**

Distance **1.82km**



3/4 BURTON STREET LALOR VIC 3075

4 4 2

Sold Price

\$726,000

Sold Date **22-Oct-25**

Distance **1.62km**



22 NOTTINGHAM CRESCENT THOMASTOWN VIC 3074

3 2 2

Sold Price

\$721,000

Sold Date **15-Oct-25**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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