

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 2/14 Caroline Street, Thomastown Vic 3074

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$380,000 & \$418,000

Median sale price

Median price \$585,000 Property Type Unit Suburb Thomastown

Period - From 01/10/2025 to 31/12/2025 Source REIV

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 six 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
1	3/53 Spring St THOMASTOWN 3074	\$386,000	28/02/2026
2	14/421 High St LALOR 3075	\$411,500	23/12/2025
3	2/20 Alexander Av THOMASTOWN 3074	\$418,000	15/11/2025

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 six months.~~

This Statement of Information was prepared on: 30/03/2026 11:51



Property Type: Unit

Agent Comments

Comparable Properties

3/53 Spring St THOMASTOWN 3074 (REI)

Agent Comments



Price: \$386,000

Method: Auction Sale

Date: 28/02/2026

Property Type: Unit

Land Size: 154 sqm approx



14/421 High St LALOR 3075 (REI/VG)

Agent Comments



Price: \$411,500

Method: Private Sale

Date: 23/12/2025

Property Type: Unit



2/20 Alexander Av THOMASTOWN 3074 (REI/VG)

Agent Comments



Price: \$418,000

Method: Auction Sale

Date: 15/11/2025

Property Type: Unit

Land Size: 79 sqm approx