

## 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 PLEASANT ROAD 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

\$649,500

&

\$699,500

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,000

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

Address of comparable property	Price	Date of sale
2/32 ARNDELL STREET THOMASTOWN VIC 3074	654100	13-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.

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**2/32 ARNDELL STREET  
THOMASTOWN VIC 3074**

2   1   1

Sold Price      **654100**   Sold Date   **13-Dec-25**

Distance      **0.42km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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