

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 GLEBE PLACE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,000

Property type

House

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

| | | |
|---|-----------|-----------|
| 3 PLANE STREET THOMASTOWN VIC 3074 | \$755,000 | 23-Dec-25 |
| 34 GLADSTONE STREET THOMASTOWN VIC 3074 | \$710,000 | 14-Feb-26 |
| 84 CYPRUS STREET LALOR VIC 3075 | \$730,000 | 06-Mar-26 |

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: 23 March 2026

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3 PLANE STREET THOMASTOWN VIC 3074

3 1 2

Sold Price

^{RS}

\$755,000

Sold Date

23-Dec-25

Distance

1.59km



34 GLADSTONE STREET THOMASTOWN VIC 3074

3 1 4

Sold Price

^{RS}

\$710,000

Sold Date

14-Feb-26

Distance

0.83km



84 CYPRUS STREET LALOR VIC 3075

4 2 2

Sold Price

^{RS}

\$730,000

Sold Date

06-Mar-26

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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