

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

14 LANTANA AVENUE 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

\$620,000

&

\$682,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$790,000

Property type

House

Suburb

Thomastown

Period-from

01 Sep 2025

to

31 Aug 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

9 HEATHER AVENUE THOMASTOWN VIC 3074	\$673,000	13-Jun-26
3 NEERIM STREET THOMASTOWN VIC 3074	\$616,000	08-Aug-26
6 BALCOMBE COURT THOMASTOWN VIC 3074	\$680,000	04-May-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: 04 September 2026

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9 HEATHER AVENUE
THOMASTOWN VIC 3074

3 1 2

Sold Price \$673,000 Sold Date 13-Jun-26

Distance 0.36km



3 NEERIM STREET THOMASTOWN
VIC 3074

3 1 -

Sold Price ^{RS} \$616,000 Sold Date 08-Aug-26

Distance 0.46km



6 BALCOMBE COURT
THOMASTOWN VIC 3074

3 1 -

Sold Price \$680,000 Sold Date 04-May-26

Distance 0.72km

RS = Recent sale UN = Undisclosed Sale

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