

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

3/167 THE BOULEVARD 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

\$385,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Thomastown

Period-from

01 May 2025

to

30 Apr 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

6/307 HIGH STREET THOMASTOWN VIC 3074	\$346,500	23-Dec-25
3/86 HEYINGTON AVENUE THOMASTOWN VIC 3074	\$370,000	06-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.

This Statement of Information was prepared on: 19 May 2026

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6/307 HIGH STREET THOMASTOWN VIC 3074

 1  1  1

Sold Price **\$346,500** Sold Date **23-Dec-25**

Distance **1.27km**



3/86 HEYINGTON AVENUE THOMASTOWN VIC 3074

 2  1  1

Sold Price **\$370,000** Sold Date **06-Dec-25**

Distance **0.75km**

RS = Recent sale

UN = Undisclosed Sale

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