

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

6 Teak Court, Thomastown Vic 3074

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$805,000

Property Type House

Suburb Thomastown

Period - From 01/07/2025

to

30/06/2026

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	169 Victoria Dr THOMASTOWN 3074	\$641,000	30/05/2026
2	7 Maryland Cl THOMASTOWN 3074	\$665,000	14/03/2026
3	339 Edgars Rd LALOR 3075	\$630,000	13/03/2026

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:

29/07/2026 13:00

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Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending June 2026: \$805,000

**Property Type:**

Agent Comments

Comparable Properties

**169 Victoria Dr THOMASTOWN 3074 (REI)**

Agent Comments

**Price:** \$641,000**Method:** Auction Sale**Date:** 30/05/2026**Property Type:** House (Res)**Land Size:** 535 sqm approx**7 Maryland Ct THOMASTOWN 3074 (REI/VG)**

Agent Comments

**Price:** \$665,000**Method:** Auction Sale**Date:** 14/03/2026**Property Type:** House (Res)**Land Size:** 638 sqm approx**339 Edgars Rd LALOR 3075 (REI/VG)**

Agent Comments

**Price:** \$630,000**Method:** Sold Before Auction**Date:** 13/03/2026**Property Type:** House (Res)**Land Size:** 534 sqm approx

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