

## 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

10/73 DAREBIN ROAD THORNBURY VIC 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Mar 2024

to

28 Feb 2025

Source

Corelogic

### 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

|  |           |           |
|--|-----------|-----------|
| 9/73 DAREBIN ROAD THORNBURY VIC 3071   | \$615,000 | 16-Dec-24 |
| 2/18 NEWCASTLE STREET PRESTON VIC 3072 | \$670,000 | 10-Dec-24 |
| 2/2 SMITH STREET THORNBURY VIC 3071    | \$700,000 | 21-Nov-24 |

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: 24 March 2025



**9/73 DAREBIN ROAD THORNBURY  
VIC 3071**

Sold Price

**\$615,000**

Sold Date

**16-Dec-24**

2

1

1

Distance

**0km**



**2/18 NEWCASTLE STREET  
PRESTON VIC 3072**

Sold Price

**\$670,000**

Sold Date

**10-Dec-24**

2

1

1

Distance

**1.43km**



**2/2 SMITH STREET THORNBURY  
VIC 3071**

Sold Price

**\$700,000**

Sold Date

**21-Nov-24**

2

1

1

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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