

# 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

7/25 Martin Street, Thornbury Vic 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$489,500

### Median sale price

Median price \$540,000

Property Type Unit

Suburb Thornbury

Period - From 11/02/2024

to 10/02/2025

Source Property Data

### 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.

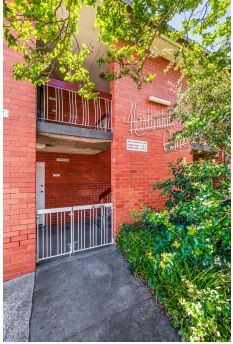
	Address of comparable property	Price	Date of sale
1	5/2 Dundas St THORNBURY 3071	\$490,000	18/12/2024
2	6/111 Fyffe St THORNBURY 3071	\$489,999	05/12/2024
3	4/299 Mansfield St THORNBURY 3071	\$480,500	04/12/2024

**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:

11/02/2025 15:01



2   1   1

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**5/2 Dundas St THORNBURY 3071 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$490,000

**Method:** Sold Before Auction

**Date:** 18/12/2024

**Property Type:** Apartment



**6/111 Fyffe St THORNBURY 3071 (VG)**

Agent Comments

2   -   -

**Price:** \$489,999

**Method:** Sale

**Date:** 05/12/2024

**Property Type:** Strata Flat - Single OYO Flat



**4/299 Mansfield St THORNBURY 3071 (VG)**

Agent Comments

2   -   -

**Price:** \$480,500

**Method:** Sale

**Date:** 04/12/2024

**Property Type:** Strata Flat - Single OYO Flat