

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

7/167 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between \$520,000 & \$560,000

Median sale price

Median price \$580,750 Property Type Unit Suburb Thornbury

Period - From 25/02/2024 to 24/02/2025 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	203/679-685 High St THORNBURY 3071	\$550,000	17/12/2024
2	405/9 High St PRESTON 3072	\$520,000	28/11/2024
3	502/49 Plenty Rd PRESTON 3072	\$550,000	07/11/2024

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:

25/02/2025 09:38



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$520,000 - \$560,000
Median Unit Price
25/02/2024 - 24/02/2025: \$580,750

Comparable Properties



203/679-685 High St THORNBURY 3071 (REI)

Agent Comments

2 2 1

Price: \$550,000
Method: Private Sale
Date: 17/12/2024
Property Type: Apartment



405/9 High St PRESTON 3072 (REI/VG)

Agent Comments

2 2 1

Price: \$520,000
Method: Private Sale
Date: 28/11/2024
Property Type: Apartment



502/49 Plenty Rd PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$550,000
Method: Expression of Interest
Date: 07/11/2024
Property Type: Apartment

Account - Biggin & Scott Inner North | P: 03 9386 1855 | F: 03 9489 5788