

# 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

203/690 High 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 \$420,000

### Median sale price

Median price \$520,000

Property Type Unit

Suburb Thornbury

Period - From 01/07/2024

to 30/09/2024

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	306/227 St Georges Rd NORTHCOTE 3070	\$420,000	10/10/2024
2	3/332 High St NORTHCOTE 3070	\$417,000	09/10/2024
3	104/550 High St NORTHCOTE 3070	\$430,000	15/08/2024

**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:

12/01/2025 14:29



**Property Type:** Apartment

Agent Comments

## Comparable Properties



**306/227 St Georges Rd NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$420,000  
**Method:** Private Sale  
**Date:** 10/10/2024  
**Property Type:** Apartment



**3/332 High St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$417,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** Unit



**104/550 High St NORTHCOTE 3070 (REI/VG)**

Agent Comments



**Price:** \$430,000  
**Method:** Private Sale  
**Date:** 15/08/2024  
**Property Type:** Apartment