

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

1/13 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$630,000

&

\$670,000

Median sale price

Median price \$636,500

Property Type Unit

Suburb Thornbury

Period - From 01/07/2025

to

30/09/2025

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	81/337 Station St THORNBURY 3071	\$650,000	18/09/2025
2	1/136 St Georges Rd NORTHCOTE 3070	\$659,000	25/06/2025
3	9/107 Flinders St THORNBURY 3071	\$630,000	14/06/2025

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:

05/11/2025 13:38



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Property Type:
Agent Comments

Indicative Selling Price

\$630,000 - \$670,000

Median Unit Price

September quarter 2025: \$636,500

Comparable Properties

81/337 Station St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method:

Date: 18/09/2025

Property Type: Apartment



1/136 St Georges Rd NORTHCOTE 3070 (REI)

Agent Comments

2 1 1

Price: \$659,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Apartment



9/107 Flinders St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Private Sale

Date: 14/06/2025

Property Type: Apartment