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	

Indicative selling price

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

Range between \$630,000	&	\$670,000]
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Median sale price

Median price	\$636,500	Pro	perty Type Ur	it		Suburb	Thornbury
Period - From	01/07/2025	to	30/09/2025	s	ource	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

Add	dress 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 comparableproperties 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



WHITEFOX

Fedia Bilic 0450 283 332 fedja@whitefoxrealestate.com.au

Indicative Selling Price \$630,000 - \$670,000 **Median Unit Price** September quarter 2025: \$636,500





Agent Comments

Comparable Properties

81/337 Station St THORNBURY 3071 (REI)

Agent Comments

Price: \$650,000 Method:

Date: 18/09/2025

Property Type: Apartment



1/136 St Georges Rd NORTHCOTE 3070 (REI)

2





Price: \$659,000

Method: Sold Before Auction

Date: 25/06/2025

Property Type: Apartment

Agent Comments



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





Price: \$630,000 Method: Private Sale Date: 14/06/2025

Property Type: Apartment

Agent Comments

Account - Whitefox Real Estate | P: 96459699





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