

## 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

104/679-685 High Street, Thornbury

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$350,000

&

\$385,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Thornbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

### 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 6 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

|  |           |           |
|--|-----------|-----------|
| 4/2 JOHNSON STREET NORTHCOTE VIC 3070    | \$375,000 | 15-Apr-25 |
| ST DAVID STREET THORNBURY VIC 3071       | \$380,000 | 26-Jan-24 |
| 7/101 ST DAVID STREET THORNBURY VIC 3071 | \$380,000 | 26-Jan-24 |

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 6 months.~~

This Statement of Information was prepared on: 19 May 2025


**4/2 JOHNSON STREET  
NORTHCOTE VIC 3070**

1 1 1

Sold Price

RS

**\$375,000**

Sold Date

**15-Apr-25**

Distance

**0.5km**

**ST DAVID STREET THORBURY  
VIC 3071**

1 1 1

Sold Price

**\$380,000**

Sold Date

**26-Jan-24**

Distance

**0.73km**

**7/101 ST DAVID STREET  
THORBURY VIC 3071**

1 1 1

Sold Price

Sold Date

**26-Jan-24**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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