

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

2/383-385 STATION STREET THORNBURY VIC 3071

Indicative selling price

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

Single Price

or range
between

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

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

1/228 RATHMINES STREET FAIRFIELD VIC 3078	\$619,000	09-Aug-25
5/22-24 HOTHAM STREET PRESTON VIC 3072	\$675,000	14-May-25
8/212 WATERDALE ROAD IVANHOE VIC 3079	\$600,000	04-Aug-25

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: 21 October 2025



**1/228 RATHMINES STREET
FAIRFIELD VIC 3078**

 2  1  1

Sold Price **\$619,000** Sold Date **09-Aug-25**

Distance **1.18km**



**5/22-24 HOTHAM STREET
PRESTON VIC 3072**

 2  1  1

Sold Price **\$675,000** Sold Date **14-May-25**

Distance **1.63km**



**8/212 WATERDALE ROAD
IVANHOE VIC 3079**

 2  1  1

Sold Price **\$600,000** Sold Date **04-Aug-25**

Distance **1.96km**

RS = Recent sale **UN** = Undisclosed Sale

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