

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

205/679-685 High Street 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2024

to

31 Jul 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

2/3 SMITH STREET THORNBURY VIC 3071	\$305,000	09-Apr-25
5/3 SMITH STREET THORNBURY VIC 3071	\$305,000	09-Apr-25
13/115 SHAFTESBURY PARADE THORNBURY VIC 3071	\$330,000	30-Jul-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: 28 August 2025


**2/3 SMITH STREET THORNBURY
VIC 3071**

1 1 1

Sold Price

\$305,000

 Sold Date **09-Apr-25**

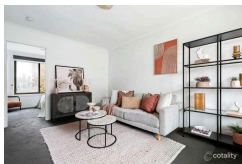
 Distance **0.25km**

**5/3 SMITH STREET THORNBURY
VIC 3071**

1 1 1

Sold Price

 Sold Date **09-Apr-25**

 Distance **0.25km**

**13/115 SHAFTESBURY PARADE
THORNBURY VIC 3071**

1 1 1

Sold Price

^{RS} **\$330,000**

 Sold Date **30-Jul-25**

 Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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