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

25 SPARKS AVENUE 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 \$720,000 & \$750,000	Single Price		or range between	\$720,000	&	\$750,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$599,000	Prop	erty type Unit		Suburb	Thornbury	
Period-from	01 Oct 2024	to	30 Sep 2	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
2/208 ARTHUR STREET FAIRFIELD VIC 3078	\$735,000	21-Mar-25
4/208 ARTHUR STREET FAIRFIELD VIC 3078	\$770,000	11-Mar-25
5/125 DAREBIN ROAD THORNBURY VIC 3071	\$760,000	12-Feb-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: 17 October 2025





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2/208 ARTHUR STREET FAIRFIELD Sold Price **VIC 3078**

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\$735,000 Sold Date 21-Mar-25

1.24km Distance



4/208 ARTHUR STREET FAIRFIELD Sold Price **VIC 3078**

\$770,000 Sold Date 11-Mar-25

Distance

1.24km



5/125 DAREBIN ROAD **THORNBURY VIC 3071**

二 2

Sold Price

\$760,000 Sold Date **12-Feb-25**

Distance 1.41km

RS = Recent sale

UN = Undisclosed Sale

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