

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

26/6 FRANCIS GROVE 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Flats

Suburb

Thornbury

Period-from

01 Feb 2025

to

31 Jan 2026

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

11/70 COLLINS STREET THORNBURY VIC 3071	\$375,000	03-Nov-25
1/33 WOOLTON AVENUE THORNBURY VIC 3071	\$397,999	28-Nov-25
8/15 RENNIE STREET THORNBURY VIC 3071	\$417,000	26-Nov-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: 05 February 2026

**11/70 COLLINS STREET
THORBURY VIC 3071**

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Sold Price **\$375,000** Sold Date **03-Nov-25**Distance **0.89km****1/33 WOOLTON AVENUE
THORBURY VIC 3071**

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Sold Price **\$397,999** Sold Date **28-Nov-25**Distance **1.08km****8/15 RENNIE STREET THORBURY
VIC 3071**

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Sold Price **\$417,000** Sold Date **26-Nov-25**Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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