

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

3/354 Station Street, Thornbury Vic 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$900,000

Property Type Townhouse

Suburb Thornbury

Period - From 09/10/2024

to

08/10/2025

Source Property Data

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 six 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	6 Ibis PI THORNBURY 3071	\$695,000	10/08/2025
2	128f Raglan St PRESTON 3072	\$771,000	31/05/2025
3			

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 six months.~~

This Statement of Information was prepared on:

09/10/2025 10:27

Dylan Francis
0421 023 832
dylan@whitefoxrealestate.com.au



2 2 1

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median Townhouse Price
09/10/2024 - 08/10/2025: \$900,000

Comparable Properties

6 Ibis PI THORBURY 3071 (VG)

Agent Comments

2 - -

Price: \$695,000
Method: Sale
Date: 10/08/2025
Property Type: Townhouse (Conjoined)



128f Raglan St PRESTON 3072 (REI/VG)

Agent Comments

2 1 1

Price: \$771,000
Method: Auction Sale
Date: 31/05/2025
Property Type: Townhouse (Res)

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 six months.