

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

306/679-685 HIGH 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$611,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Nov 2024

to

31 Oct 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

7/5 CHRISTMAS STREET NORTHCOTE VIC 3070	\$365,000	30-May-25
108/68 GADD STREET NORTHCOTE VIC 3070	\$365,000	27-Oct-25
1/114 HELEN STREET NORTHCOTE VIC 3070	\$399,000	02-Oct-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: 11 November 2025



7/5 CHRISTMAS STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **\$365,000** Sold Date **30-May-25**

Distance **0.79km**



108/68 GADD STREET NORTHCOTE VIC 3070

1 1 1

Sold Price ^{RS} **\$365,000** ^{UN} Sold Date **27-Oct-25**

Distance **0.88km**



1/114 HELEN STREET NORTHCOTE VIC 3070

1 1 1

Sold Price ^{RS} **\$399,000** Sold Date **02-Oct-25**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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