

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

403/636 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$599,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Oct 2024

to

30 Sep 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

305/636 HIGH STREET THORNBURY VIC 3071

\$470,000

09-May-25

7/37 CLAPHAM STREET THORNBURY VIC 3071

\$475,000

16-Aug-25

205/636 HIGH STREET THORNBURY VIC 3071

\$440,000

25-Jun-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: 20 October 2025



305/636 HIGH STREET THORNBURY VIC 3071

1 1 1

Sold Price

\$470,000

Sold Date **09-May-25**

Distance

0km



7/37 CLAPHAM STREET THORNBURY VIC 3071

1 1 1

Sold Price

\$475,000

Sold Date **16-Aug-25**

Distance

0.71km



205/636 HIGH STREET THORNBURY VIC 3071

1 1 1

Sold Price

\$440,000

Sold Date **25-Jun-25**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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