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	6/59 Harold Street, Thornbury Vic 3071
Including suburb and	
postcode	

Indicative selling price

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

Range between \$500,000	&	\$540,000
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Median sale price

Median price	\$568,500	Pro	perty Type Ur	nit		Suburb	Thornbury
Period - From	16/10/2024	to	15/10/2025	So	urce	Property	v 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

Address of comparable property		Price	Date of sale
1	5/30 Kemp St THORNBURY 3071	\$505,000	30/09/2025
2	1/360 St Georges Rd THORNBURY 3071	\$520,000	18/07/2025
3	10/8 Murray St THORNBURY 3071	\$554,500	04/07/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	16/10/2025 09:23

