

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

8/100 COLLINS 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

\$320,000

&

\$350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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

10/87A CLYDE STREET THORNBURY VIC 3071	\$321,000	24-Feb-25
8/8 MURRAY STREET THORNBURY VIC 3071	\$332,000	10-Apr-25
9/56 PENDER STREET THORNBURY VIC 3071	\$375,000	12-May-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: 12 June 2025



10/87A CLYDE STREET THORNBURY VIC 3071

1 1 1

Sold Price **\$321,000** Sold Date **24-Feb-25**

Distance **0.63km**



8/8 MURRAY STREET THORNBURY VIC 3071

1 1 1

Sold Price **\$332,000** Sold Date **10-Apr-25**

Distance **1.4km**



9/56 PENDER STREET THORNBURY VIC 3071

1 1 1

Sold Price ^{RS} **\$375,000** Sold Date **12-May-25**

Distance **0.23km**

RS = Recent sale **UN** = Undisclosed Sale

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