

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

2/131 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$600,000

&

\$650,000

Median sale price

Median price \$588,000

Property Type Unit

Suburb Thornbury

Period - From 12/02/2025

to

11/02/2026

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 | 1/13 Harold St THORNBURY 3071 | \$688,037 | 01/12/2025 |
| 2 | 3/41 Davies St BRUNSWICK 3056 | \$630,000 | 28/11/2025 |
| 3 | 6/59 Harold St THORNBURY 3071 | \$606,000 | 08/11/2025 |

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:

12/02/2026 14:13



2 1 1

Property Type: Unit

Land Size: 71 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Unit Price

12/02/2025 - 11/02/2026: \$588,000

Comparable Properties



1/13 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$688,037

Method: Private Sale

Date: 01/12/2025

Property Type: Apartment



3/41 Davies St BRUNSWICK 3056 (REI/VG)

Agent Comments

2 1 1

Price: \$630,000

Method: Sold Before Auction

Date: 28/11/2025

Rooms: 3

Property Type: Villa



6/59 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$606,000

Method: Auction Sale

Date: 08/11/2025

Property Type: Apartment