

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 2/131 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 \$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



Property Type: Unit
Land Size: 71 sqm approx

Agent Comments

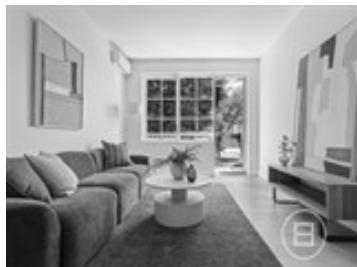
Indicative Selling Price

\$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)



Price: \$688,037
Method: Private Sale
Date: 01/12/2025
Property Type: Apartment

Agent Comments



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



Price: \$630,000
Method: Sold Before Auction
Date: 28/11/2025
Rooms: 3
Property Type: Villa

Agent Comments



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



Price: \$606,000
Method: Auction Sale
Date: 08/11/2025
Property Type: Apartment

Agent Comments

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