

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

1/68 Shaftesbury Parade, Thornbury Vic 3071

Indicative selling price

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

Range between

\$740,000

&

\$780,000

Median sale price

Median price

\$620,000

Property Type

Unit

Suburb

Thornbury

Period - From

06/07/2025

to

05/07/2026

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	2/131 Harold St THORBURY 3071	\$725,000	12/03/2026
2	6/85 St David St THORBURY 3071	\$700,000	11/02/2026
3	1/297 St Georges Rd NORTHCOTE 3070	\$710,180	10/02/2026

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:

06/07/2026 14:38



2 1 1

Property Type: Strata Unit/Flat

Land Size: 120 sqm approx

Agent Comments

Comparable Properties



2/131 Harold St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$725,000

Method: Sold Before Auction

Date: 12/03/2026

Rooms: 4

Property Type: Unit



6/85 St David St THORNBURY 3071 (REI/VG)

Agent Comments

2 1 1

Price: \$700,000

Method: Sold Before Auction

Date: 11/02/2026

Property Type: Unit



1/297 St Georges Rd NORTHCOTE 3070 (REI/VG)

Agent Comments

2 1 1

Price: \$710,180

Method: Private Sale

Date: 10/02/2026

Property Type: Unit