Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale	•
-----------------	---------	----------	---

Including subur		ndas Street	, Thornbury	Vic 3071		
Indicative selling price						
For the meaning of this price see consumer.vic.gov.au/underquoting						
Range between	\$500,000		&	\$550,000		
Median sale price						
Median price	\$636,500	Property	Type Unit		Suburb	Thornbury
Period - From (01/07/2025	to 30/09	9/2025	Sourc	e REIV	

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.

Ad	dress of comparable property	Price	Date of sale
1	16/25-27 Martin St THORNBURY 3071	\$555,000	18/10/2025
2	5/30 Kemp St THORNBURY 3071	\$505,000	30/09/2025
3			

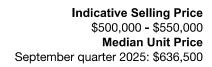
OR

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:	29/10/2025 13:53
--	------------------



Janelle De lesi 0403 783 537 janelledeiesi@mcgrath.com.au





Property Type: Apartment **Agent Comments**

Comparable Properties



16/25-27 Martin St THORNBURY 3071 (REI)

Agent Comments

Agent Comments

Price: \$555,000 Method: Auction Sale Date: 18/10/2025

Property Type: Apartment



5/30 Kemp St THORNBURY 3071 (REI)



Price: \$505,000 Method: Private Sale Date: 30/09/2025

Property Type: Apartment

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.

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614

propertydata

