

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 3/21-23 Collins Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$910,000 Property Type Townhouse Suburb Thornbury

Period - From 27/02/2025 to 26/02/2026 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	2/11 Mihil St PRESTON 3072	\$913,000	30/10/2025
2	13/55 Gadd St NORTHCOTE 3070	\$960,000	17/10/2025
3	5/286 High St NORTHCOTE 3070	\$881,000	09/10/2025

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: 27/02/2026 10:29

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Indicative Selling Price
\$850,000 - \$930,000
Median Townhouse Price
27/02/2025 - 26/02/2026: \$910,000



Property Type:
Agent Comments

Comparable Properties

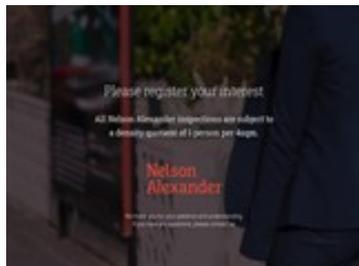


2/11 Mihil St PRESTON 3072 (REI/VG)

Agent Comments



Price: \$913,000
Method: Sold Before Auction
Date: 30/10/2025
Property Type: Townhouse (Res)



13/55 Gadd St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$960,000
Method: Sold Before Auction
Date: 17/10/2025
Property Type: Townhouse (Res)



5/286 High St NORTHCOTE 3070 (REI/VG)

Agent Comments



Price: \$881,000
Method: Private Sale
Date: 09/10/2025
Property Type: Townhouse (Res)

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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