

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

37/337 STATION STREET THORNBURY VIC 3071

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$473,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jul 2025

to

30 Jun 2026

Source

Cotality

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 6 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

28/337 STATION STREET THORNBURY VIC 3071	\$432,000	30-Apr-26
103/636 HIGH STREET THORNBURY VIC 3071	\$430,000	26-Feb-26

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 6 months.

This Statement of Information was prepared on: 22 July 2026