

## 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

174A COLLINS STREET THORNBURY VIC 3071

### Indicative selling price

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

Single Price

\$1,400,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$646,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Feb 2025

to

31 Jan 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

1/207 GILLIES STREET FAIRFIELD VIC 3078	\$1,325,000	29-Nov-25
109B CLYDE STREET THORNBURY VIC 3071	\$1,600,000	26-Nov-25
27 SALISBURY GROVE NORTHCOTE VIC 3070	\$1,460,000	26-Nov-25

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: 02 February 2026



**1/207 GILLIES STREET FAIRFIELD  
 VIC 3078**

3 2 1

Sold Price **\$1,325,000** Sold Date **29-Nov-25**

Distance **1.58km**



**109B CLYDE STREET THORNBURY  
 VIC 3071**

3 2 2

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **26-Nov-25**

Distance **0.65km**



**27 SALISBURY GROVE  
 NORTHCOTE VIC 3070**

3 2 2

Sold Price **\$1,460,000** Sold Date **26-Nov-25**

Distance **1.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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