

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

1/22 SMITH 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Unit

Suburb

Thornbury

Period-from

01 May 2025

to

30 Apr 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

2/70 COLLINS STREET THORNBURY VIC 3071	\$505,000	08-Apr-26
1/57 PENDER STREET THORNBURY VIC 3071	\$545,000	29-Mar-26
2/5 SMITH STREET THORNBURY VIC 3071	\$509,900	29-Jan-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: 04 May 2026



**2/70 COLLINS STREET
 THORNBURY VIC 3071**

1 1 1

Sold Price ^{RS} **\$505,000** Sold Date **08-Apr-26**

Distance **0.81km**



**1/57 PENDER STREET THORNBURY
 VIC 3071**

1 1 1

Sold Price ^{RS} **\$545,000** Sold Date **29-Mar-26**

Distance **0.88km**



**2/5 SMITH STREET THORNBURY
 VIC 3071**

1 1 1

Sold Price **\$509,900** Sold Date **29-Jan-26**

Distance **0.11km**

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

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