

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

2/2 WOOLTON AVENUE 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

\$1,390,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$711,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2025

to

31 Jul 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

80A PENDER STREET THORNBURY VIC 3071	\$1,295,000	22-Apr-26
244A ROSSMOYNE STREET THORNBURY VIC 3071	\$1,575,000	23-Apr-26
4/4 STRETTLE STREET THORNBURY VIC 3071	\$1,300,000	01-Apr-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: 17 August 2026



80A PENDER STREET THORBURY VIC 3071

Sold Price

^{RS}

\$1,295,000

Sold Date

22-Apr-26



3



2



2

Distance

1.35km



244A ROSSMOYNE STREET THORBURY VIC 3071

Sold Price

\$1,575,000

Sold Date

23-Apr-26



3



2



1

Distance

1.49km



4/4 STRETTLE STREET THORBURY VIC 3071

Sold Price

\$1,300,000

Sold Date

01-Apr-26



3



2



2

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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