

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

205/2a Flinders Street, Thornbury Vic 3071

Indicative selling price

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

Range between

\$750,000

&

\$800,000

Median sale price

Median price

\$915,000

Property Type

Townhouse

Suburb

Thornbury

Period - From

22/06/2025

to

21/06/2026

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	2/74 Collins St THORNBURY 3071	\$755,000	17/03/2026
2	21/412 High St NORTHCOTE 3070	\$758,000	31/03/2026
3	3/66 Waterloo Rd NORTHCOTE 3070	\$785,000	04/02/2026

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:

22/06/2026 19:25



2 2 1

Property Type: Apartment

Agent Comments

Comparable Properties



2/74 Collins St THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$755,000

Method: Sale

Date: 17/03/2026

Property Type: Strata Unit/Flat



21/412 High St NORTHCOTE 3070 (VG)

Agent Comments

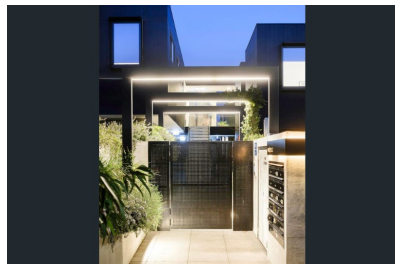
2 - -

Price: \$758,000

Method: Sale

Date: 31/03/2026

Property Type: Strata Flat - Single OYO Flat



3/66 Waterloo Rd NORTHCOTE 3070 (VG)

Agent Comments

2 - -

Price: \$785,000

Method: Sale

Date: 04/02/2026

Property Type: Strata Unit/Flat