

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

1/360 ST GEORGES ROAD 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

\$540,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Thornbury

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

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

5/360 ST GEORGES ROAD THORNBURY VIC 3071	\$540,000	31-Aug-24
9/115 SHAFTESBURY PARADE THORNBURY VIC 3071	\$508,000	05-Feb-24
4/16-18 KEMP STREET THORNBURY VIC 3071	\$530,000	04-Dec-23

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: 29 May 2025



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**5/360 ST GEORGES ROAD
THORNBURY VIC 3071**

2 1 -

Sold Price **\$540,000** Sold Date **31-Aug-24**

Distance **0km**



**9/115 SHAFTESBURY PARADE
THORNBURY VIC 3071**

2 1 1

Sold Price **\$508,000** Sold Date **05-Feb-24**

Distance **0.35km**



**4/16-18 KEMP STREET THORNBURY
VIC 3071**

2 1 1

Sold Price **\$530,000** Sold Date **04-Dec-23**

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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