

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$525,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jul 2024

to

30 Jun 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

|  |           |           |
|--|-----------|-----------|
| 2/16-18 KEMP STREET THORNBURY VIC 3071   | \$530,000 | 06-Mar-25 |
| 5/239 ST GEORGES ROAD NORTHCOTE VIC 3070 | \$530,000 | 01-May-25 |
| 6/16-18 KEMP STREET THORNBURY VIC 3071   | \$547,400 | 29-Jan-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: 10 July 2025



**2/16-18 KEMP STREET THORNBURY VIC 3071** Sold Price **\$530,000** Sold Date **06-Mar-25**

 2  1  1

Distance **0.42km**



**5/239 ST GEORGES ROAD NORTHCOTE VIC 3070** Sold Price

Sold Date **01-May-25**

 2  1  -

Distance **0.78km**



**6/16-18 KEMP STREET THORNBURY VIC 3071** Sold Price **\$547,400** Sold Date **29-Jan-25**

 2  1  -

Distance **0.42km**

RS = Recent sale      UN = Undisclosed Sale

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