## Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Including suburb and postcode

Address 37 Harold Street, Thornbury Vic 3071

## Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,550,000		&		\$1,705,0	00		
Median sale p	rice							
Median price	\$1,477,500	Pro	operty Type	Hou	se		Suburb	Thornbury
Period - From	01/07/2024	to	30/06/2025		So	urce	REIV	

## 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.

Add	dress of comparable property	Price	Date of sale
1	68 Wilmoth St THORNBURY 3071	\$1,650,000	21/06/2025
2	76 Harold St THORNBURY 3071	\$1,570,000	14/04/2025
3	106 Collins St THORNBURY 3071	\$1,705,000	31/03/2025

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:

21/07/2025 14:29



## 37 Harold Street, Thornbury Vic 3071

# COLLINGS





**Property Type:** Divorce/Estate/Family Transfers Land Size: 622 sqm approx Agent Comments

**Indicative Selling Price** \$1,550,000 - \$1,705,000 Median House Price Year ending June 2025: \$1,477,500

# **Comparable Properties**



68 Wilmoth St THORNBURY 3071 (REI)



Price: \$1,650,000 Method: Sold Before Auction Date: 21/06/2025 Property Type: House (Res)

#### 76 Harold St THORNBURY 3071 (VG)

Agent Comments



Agent Comments



Land Size: 473 sqm approx



Price: \$1,570,000 Method: Sale Date: 14/04/2025 Property Type: House (Previously Occupied - Detached)



106 Collins St THORNBURY 3071 (REI/VG)

Agent Comments



Price: \$1,705,000 Method: Sold Before Auction Date: 31/03/2025 Property Type: House (Res) Land Size: 536 sqm approx

## Account - Collings Real Estate | P: 03 9486 2000



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