

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

37 Harold Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$1,550,000

&

\$1,705,000

Median sale price

Median price \$1,477,500

Property Type House

Suburb Thornbury

Period - From 01/07/2024

to

30/06/2025

Source 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.

	Address 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



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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)

[Agent Comments](#)

4 1 1

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

76 Harold St THORNBURY 3071 (VG)

[Agent Comments](#)

4 - -

Price: \$1,570,000
Method: Sale
Date: 14/04/2025
Property Type: House (Previously Occupied - Detached)
Land Size: 473 sqm approx



106 Collins St THORNBURY 3071 (REI/VG)

[Agent Comments](#)

4 2 3

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