

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

10/86 COLLINS STREET 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

or range
between

\$360,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

9/56 PENDER STREET THORNBURY VIC 3071	\$375,000	06-May-25
8/100 COLLINS STREET THORNBURY VIC 3071	\$401,300	11-Jul-25
12/87A CLYDE STREET THORNBURY VIC 3071	\$380,000	01-May-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: 06 August 2025



**9/56 PENDER STREET
THORNBURY VIC 3071**

 1  1  1

Sold Price **\$375,000** Sold Date **06-May-25**

Distance **0.12km**

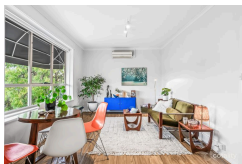


**8/100 COLLINS STREET
THORNBURY VIC 3071**

 1  1  1

Sold Price ^{RS} **\$401,300** Sold Date **11-Jul-25**

Distance **0.17km**



**12/87A CLYDE STREET
THORNBURY VIC 3071**

 1  1  1

Sold Price **\$380,000** Sold Date **01-May-25**

Distance **0.71km**

RS = Recent sale **UN** = Undisclosed Sale

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