

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

9/167 Darebin Road, Thornbury Vic 3071

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Thornbury

Period - From

01/04/2025

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	3/14 Mansfield St THORNBURY 3071	\$645,000	21/06/2025
2	9/107 Flinders St THORNBURY 3071	\$630,000	14/06/2025
3	5/167 Darebin Rd THORNBURY 3071	\$550,000	02/06/2025

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:

23/07/2025 11:50

9/167 Darebin Road, Thornbury Vic 3071

Stephanie Lentini
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Property Type: Strata Flat - Single
OYO Flat

Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2025: \$607,500

Comparable Properties



3/14 Mansfield St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$645,000
Method: Auction Sale
Date: 21/06/2025
Property Type: Apartment



9/107 Flinders St THORNBURY 3071 (REI)

Agent Comments

2 1 1

Price: \$630,000
Method: Private Sale
Date: 14/06/2025
Property Type: Apartment



5/167 Darebin Rd THORNBURY 3071 (VG)

Agent Comments

2 - -

Price: \$550,000
Method: Sale
Date: 02/06/2025
Property Type: Strata Flat - Single OYO Flat

Account - Woodards | P: 03 9481 0633 | F: 0394821491



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