

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

7/37 Clapham Street, Thornbury Vic 3071

Indicative selling price

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

Range between \$440,000 & \$460,000

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	2/57 Pender St THORNBURY 3071	\$445,000	25/04/2025
2	7/18 Blythe St THORNBURY 3071	\$447,500	28/05/2025
3	2/1 Collins St THORNBURY 3071	\$450,000	13/02/2025

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:

16/07/2025 11:48



1 bed 1 bath 1 car

Property Type:

Agent Comments

Comparable Properties



2/57 Pender St THORNBURY 3071 (REI)

Agent Comments

1 bed 1 bath 1 car

Price: \$445,000

Method:

Date: 25/04/2025

Property Type: Apartment



7/18 Blythe St THORNBURY 3071 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$447,500

Method: Private Sale

Date: 28/05/2025

Property Type: Apartment



2/1 Collins St THORNBURY 3071 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$450,000

Method: Private Sale

Date: 13/02/2025

Property Type: Apartment