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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$440,000		&		\$460,000			
Median sale p	rice							
Median price	\$607,500	Pro	operty Type	Unit			Suburb	Thornbury
Period - From	01/04/2025	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.

Ade	dress 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



McGrath





Property Type: Agent Comments

Luke Brizzi 9489 9422 0417 324 339 lukebrizzi@mcgrath.com.au

Indicative Selling Price \$440,000 - \$460,000 **Median Unit Price** June quarter 2025: \$607,500

Comparable Properties



2/57 Pender St THORNBURY 3071 (REI) 1 1

Price: \$445,000 Method: Date: 25/04/2025 Property Type: Apartment

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

1 1 1

Agent Comments

Agent Comments

Price: \$447,500 Method: Private Sale Date: 28/05/2025 Property Type: Apartment



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

1

1

Agent Comments

Price: \$450,000 Method: Private Sale Date: 13/02/2025 Property Type: Apartment

Account - Mcgrath | P: 03 9489 9422 | F: 03 9486 2614



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