

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

9/20 KEMP 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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

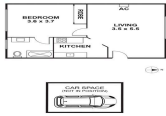
Date of sale

7/17 KEMP STREET THORNBURY VIC 3071	\$420,100	05-Mar-25
6/45 WOOLTON AVENUE THORNBURY VIC 3071	\$350,000	09-May-25
4/2 JOHNSON STREET NORTHCOTE VIC 3070	\$375,000	15-Apr-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: 14 July 2025



7/17 KEMP STREET THORNBURY VIC 3071

1 1 1

Sold Price **\$420,100** Sold Date **05-Mar-25**

Distance **0.07km**



6/45 WOOLTON AVENUE THORNBURY VIC 3071

1 1 1

Sold Price **\$350,000** Sold Date **09-May-25**

Distance **0.06km**



4/2 JOHNSON STREET NORTHCOTE VIC 3070

1 1 1

Sold Price **\$375,000** Sold Date **15-Apr-25**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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