

## 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

8/100 COLLINS STREET THORNBURY VIC 3071

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$320,000

&

\$350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$622,000

Property type

Unit

Suburb

Thornbury

Period-from

01 Jun 2024

to

31 May 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

|  |           |           |
|--|-----------|-----------|
| 10/87A CLYDE STREET THORNBURY VIC 3071 | \$321,000 | 24-Feb-25 |
| 8/8 MURRAY STREET THORNBURY VIC 3071   | \$332,000 | 10-Apr-25 |
| 9/56 PENDER STREET THORNBURY VIC 3071  | \$375,000 | 12-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: 12 June 2025



## 10/87A CLYDE STREET THORNBURY VIC 3071

1 1 1

Sold Price **\$321,000** Sold Date **24-Feb-25**

Distance **0.63km**



## 8/8 MURRAY STREET THORNBURY VIC 3071

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Sold Price **\$332,000** Sold Date **10-Apr-25**

Distance **1.4km**



## 9/56 PENDER STREET THORNBURY VIC 3071

1 1 1

Sold Price <sup>RS</sup> **\$375,000** Sold Date **12-May-25**

Distance **0.23km**

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

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